



Marlize de Bruyn
marlize@mdbplanning.co.za
076 634 0150

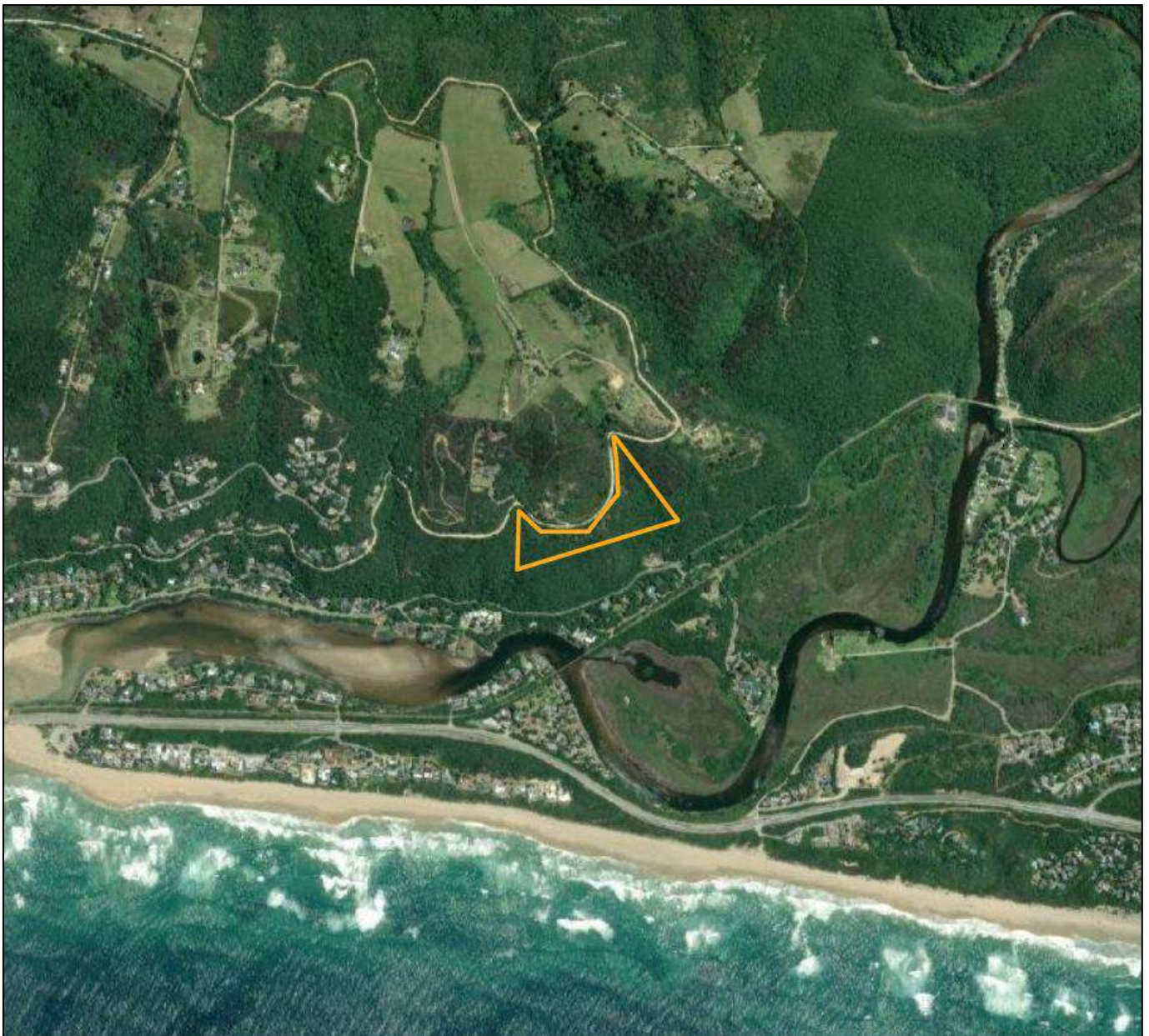
Denise Janse van Rensburg
denise@mdbplanning.co.za
067 817 3733

TOWN PLANNING

DEVELOPMENT MANAGEMENT CONSULTING

**PROPOSED ADMINISTRATOR'S CONSENT & PERMANENT DEPARTURES
FOR THE SUTER FAMILY TRUST**

**RE-547 HOEKWIL
WHITES ROAD, WILDERNESS HEIGHTS
GEORGE MUNICIPALITY & DIVISION**



CONTENTS

1. BACKGROUND INFORMATION	4
2. PROPERTY DETAILS	4
3. APPLICATION	5
4. ADMINISTRATOR’S CONSENT	5
5. LOCALITY, ZONING, & CHARACTER OF THE PROPERTY	6
6. DEVELOPMENT PROPOSAL	7
6.1. PERMANENT DEPARTURES – BUILDING LINES	8
6.2. PERMANENT DEPARTURES – HEIGHT	9
6.2.1. DWELLING HOUSE.....	9
6.2.2. SECOND DWELLING.....	10
6.3. PERMANENT DEPARTURES – FLOOR AREA.....	11
6.4. FURTHER CONSIDERATIONS.....	12
6.4.1. MUNICIPAL ENGINEERING SERVICES & ACCESS	12
6.4.2. PUBLIC INTEREST	12
6.4.3. ENVIRONMENTAL CONSIDERATIONS.....	12
7. NEED & DESIRABILITY	15
8. LEGISLATION & POLICIES	16
8.1. SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA)	16
8.1.1. FIVE DEVELOPMENT PRINCIPLES	17
8.2. WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)	17
8.3. GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW, 2023	18
8.4. GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023 (GIZS)	19
8.5. GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)	19
8.6. WILDERNESS-LAKES-HOEKWIL LOCAL SPATIAL DEVELOPMENT FRAMEWORK (LSDF) (2015).....	20
9. CONCLUDING	21

Annexures

1. Power of Attorney
2. Copy of Title Deed
3. Surveyor-General Diagram
4. Conveyancer certificate
5. Locality plan
6. Approved building plans
7. Site plan, floor plans, elevations, sections
8. Aquatic Biodiversity Site Sensitivity Verification
9. Aquatic Biodiversity Compliance Statement
10. Agricultural Compliance Statement
11. Animal Biodiversity Assessment
12. Visual Impact Assessment (VIA)
13. Plant Species & Terrestrial Biodiversity Verification

Authors of this report:

M de Bruyn	Professional Planner A/1477/2011	B. Art. et. Scien. Planning
D Janse van Rensburg	Professional Planner A/3594/2025	MSc. Urban & Regional Planning

Aerial images:

<https://gis.elsenburg.com/apps/cfm/#>

<https://gis.george.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca>

<https://www.google.com/earth/>

Copyright

Copyright © 2026 by DMC Town Planning except where expressly transferred by written agreement to the Client and the Municipality. Any unauthorised reproduction, adaptation, alteration, translation, publication, distribution or dissemination (including, but not limited to, performances in public, broadcasting and causing the work to be transmitted in a diffusion service) of the whole or any part of this Document in any manner, form or medium (including, but not limited to, electronic, oral, aural, visual and tactile media) whatsoever will constitute an act of copyright infringement in terms of the Copyright Act 98 of 1978 and will make the Doer/Transgressor liable to civil action and may in certain circumstances make the Doer/Transgressor liable to criminal prosecution. All trademarks and registered trademarks mentioned in this document are the property of their respective owners. Nothing contained in this document should be construed as granting any license or right to use any trademarks without the prior written permission of DMC Town Planning.

PROPOSED ADMINISTRATOR'S CONSENT & PERMANENT DEPARTURES

RE-547, HOEKWIL
WHITES ROAD, WILDERNESS HEIGHTS
GEORGE MUNICIPALITY & DIVISION

1. BACKGROUND INFORMATION

RE-547 Hoekwil is a 3.8812 ha smallholding located along Whites Road in Wilderness Heights. The property is one of three smallholdings on the southern face of the hill of Whites Road, along with two nature conservation areas. The owner intends to build a primary dwelling and a second dwelling in accordance with the property's primary land use rights as a smallholding. The proposed positioning of the houses aims to considerately balance practicality, environmental sensitivity, and accessibility. To achieve this placement, certain minor departures are required, including building line relaxations, increases in building height, and an increase in the floor area of the second dwelling as discussed throughout this report.

DMC Town Planning was appointed to address the land use requirements for this land use application. The power of attorney attached as **Annexure 1** to this report.

2. PROPERTY DETAILS

The table below includes relevant information regarding RE-547 Hoekwil (WH).

Property Description:	RE-547 Hoekwil (WH)
Physical Address:	Whites Road, Wilderness Heights
Owners:	The Suter Family Trust
Title Deed No:	T10173/2016 (Annexure 2)
Bond Holder:	None
Extent of the property:	3.8812 ha
Zoning of the property	Agriculture Zone II (smallholding)
SG diagram	6233/91 (Annexure 3)

The attached conveyancer's certificate (**Annexure 4**) confirms that the title deed includes no restrictions regarding the proposed permanent departures except for paragraph E(b) which is addressed as an Administrator's Consent with this land use application.

3. APPLICATION

This land use application for RE-547 Hoekwil (WH) entails the following:

- **Administrator's consent** in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 (LUPA) to allow a second dwelling (condition (E)(b));
- **Permanent Departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the relaxation of the northern street building line from 20.0m to 11.495m for the second dwelling unit and 16.495m for the main dwelling house.
- **Permanent Departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the following:

- an increase in height:

Dwelling house:

- southeast elevation: wall plate from 6.5m to 7.3m and ridge height from 8.5m to 9.965m & 10.03m respectively

Second dwelling unit:

- northeast elevation 6.5m to 6.84m
- east elevation: 6.5m to 8.14m
- south elevation: 6.5m to 9.41m
- west elevation: 6.5m to 8.055m.

- increase in total floor space of the second dwelling unit from 175m² to 314.08m².

4. ADMINISTRATOR'S CONSENT

The title deed for RE-547 Hoekwil includes restrictive conditions, with Condition (E)(b) specifically limiting the property to a single dwelling house. This restriction is outdated and inconsistent with both the established character of Wilderness Heights and the primary rights afforded to smallholdings under the Zoning Scheme By-law. Condition (E)(b) is shown to the right.

E. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer No. T 19632/62 imposed by the Administrator for the Province of the Cape of Good Hope by subdivision in terms of Section 196 of Ordinance No. 115/1952, as amended, of the farm WILDERNISHOOGTE, which can by him be amended or relaxed:-

a) Dit mag net vir woon – en landboudoeleindes gebruik word.

b) Geen geboue uitgesonder een woning vir gebruik deur 'n enkele familie tesame met die buitegeboue wat gewoonlik nodig is om in verband daarmee gebruik te word, mag op hierdie grond opgerig word nie.

Considering Section 39(4) of the Western Cape Land Use Planning Act, 2014 (LUPA) the Municipality is now the Administrator, therefore holding the authority to grant the requested Administrator's Consent to make the second dwelling unit possible in accordance with the zoning by-law.

5. LOCALITY, ZONING, & CHARACTER OF THE PROPERTY

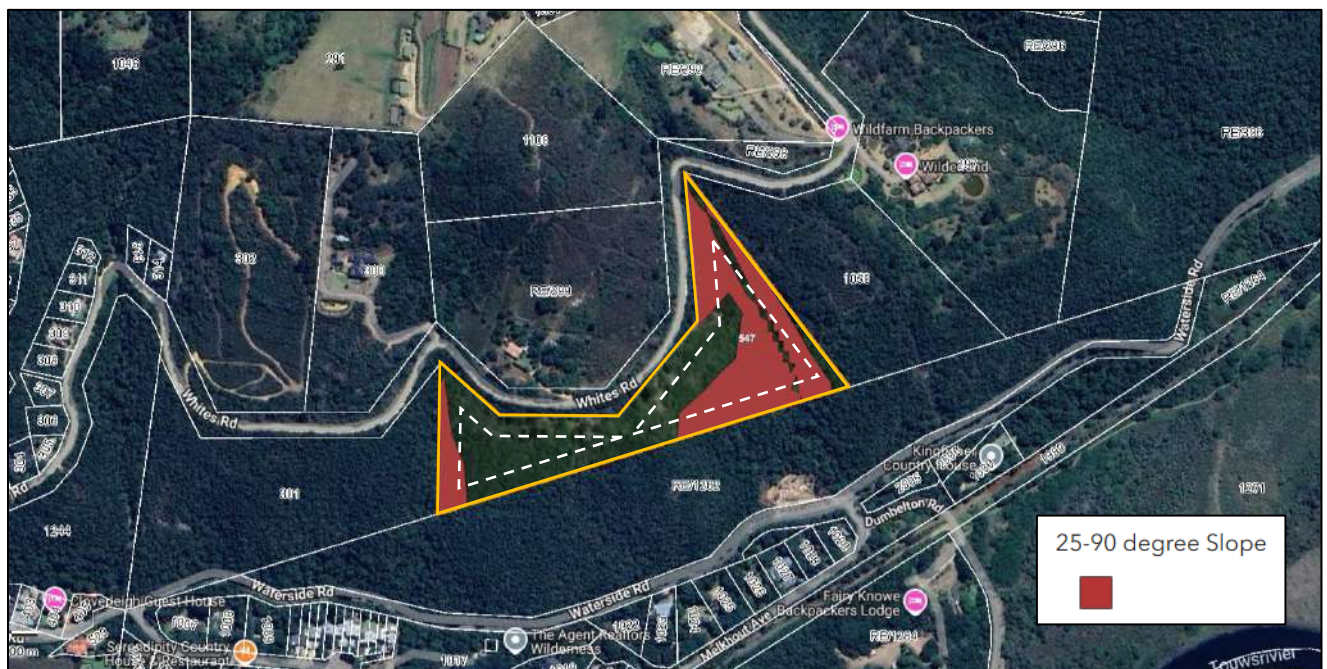
RE-547 Hoekwil (WH) is located on the southeastern edge of Wilderness Heights and is wedged between a curve of Whites Road and the northern boundary of Wilderness. The Touw River mouth and the Wilderness Village is located towards the west. A locality plan is attached hereto as **Annexure 5**.

The property is zoned Agricultural Zone II (smallholding) and abuts other smallholdings on both its sides (east & west). The property abuts a nature conservation area to the south (OSZIII) and Whites Road to the north. The zoning of the property will remain AZII, following this land use application. The use of the property will change from vacant to containing a dwelling house and a second dwelling unit.



The area is characterised by steep slopes throughout. Development in the area is characterised by dwelling houses, second dwellings, and tourist accommodation. RE-547 Hoekwil (WH) is still undeveloped and abuts Whites Road along its northern boundary. The property slopes downward from north to south and has an odd shape.

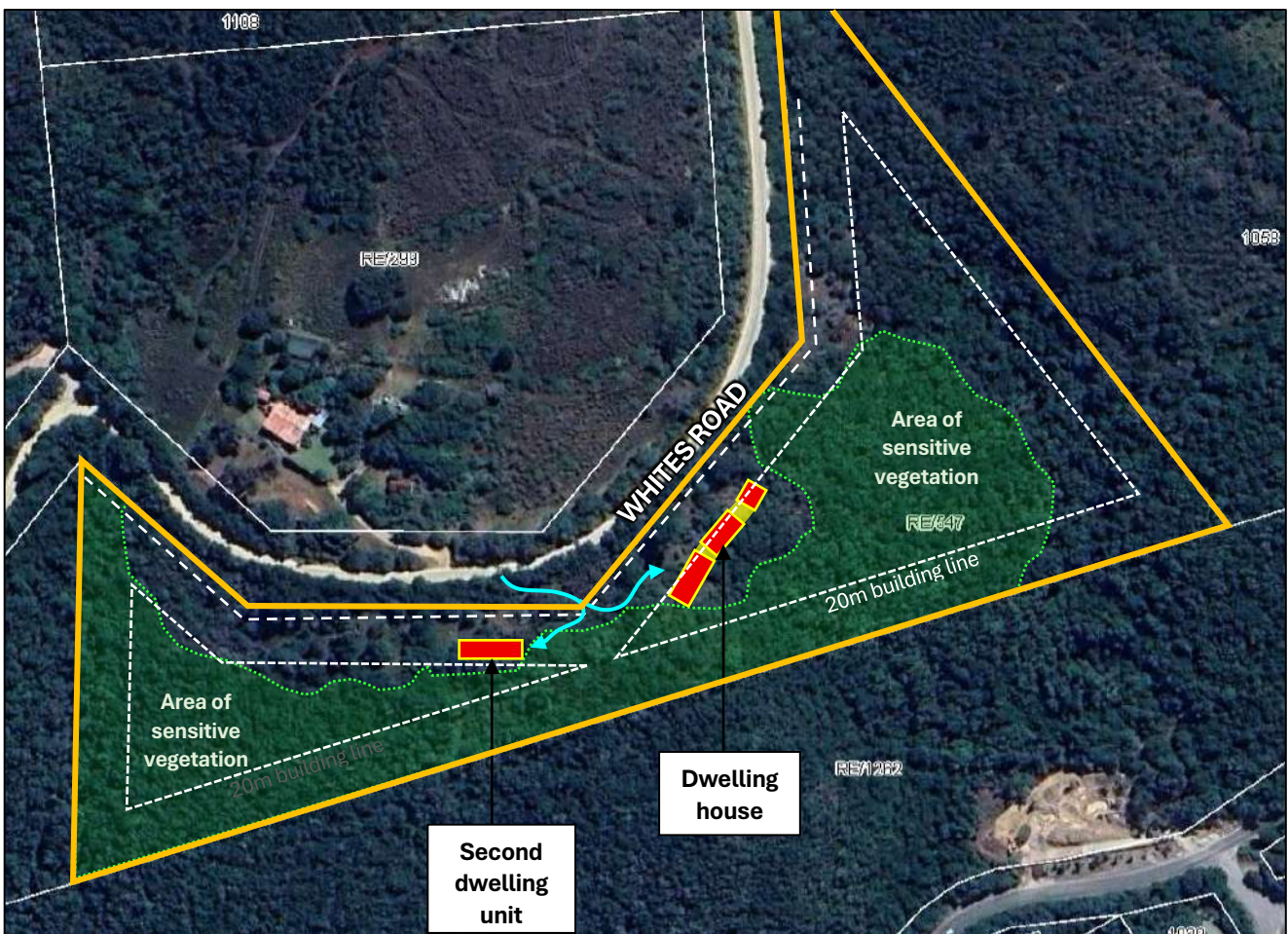
The property has an irregular shape and is subject to a 20.0m building line along all its boundaries determined by only the extent of the property. As a result, the middle section of the site, which is the narrowest and also the most suitable area for development, falls entirely within the building line area. See following image for the slopes and building lines.



6. DEVELOPMENT PROPOSAL

As stated earlier RE-547 Hoekwil is a 3.8812ha smallholding situated along Whites Road in Wilderness Heights. The property is currently vacant and predominantly covered by natural vegetation (alien & indigenous). The owner proposes to develop the property with a dwelling house and a second dwelling, consistent with the primary land use rights of a smallholding.

Due to the odd shape of the property and its steep topography, building line relaxations and a minor increase in wall plate height are required to accommodate the proposed structures in the most appropriate overall position on this property. Both structures are designed to align with the natural slope, with the main dwelling oriented toward the southeast and the second dwelling facing south.



The access to the property from Whites Road, will also line up with the access to RE-299 Hoekwil, the neighbour to the north. It provides maximum site distances when leaving the property. The position of the dwelling house and second dwelling unit then also ensures that there is ample space to manoeuvre within the boundaries of the property as the height difference with Whites Road does not make reversing out of the property feasible.

The proposed site plan as provided by the architect is attached hereto as **Annexure 6**, with the floor plans, elevations, sections and 3D's attached as **Annexure 7**.

The following image superimposes the proposed dwelling house and second dwelling unit into a drone photo. It confirms how the proposed new structures will sit between the existing vegetation.



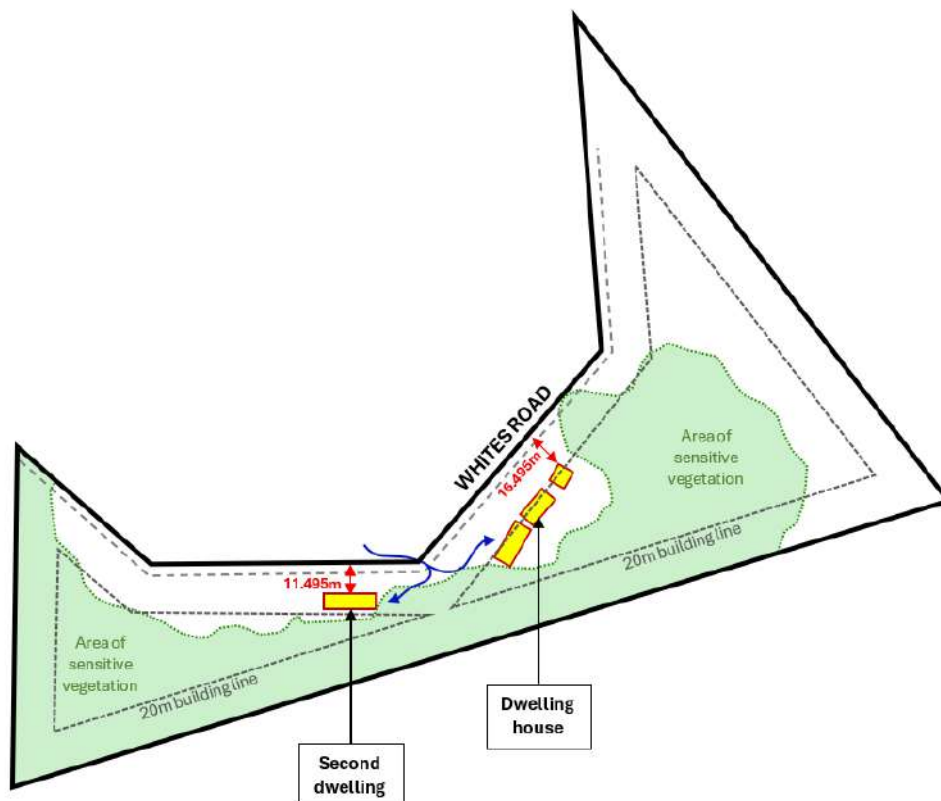
The second dwelling and the main dwelling are proposed about 60m apart. This separation will reduce perceived visual impact from public viewpoints as it will allow each structure to appear as a distinct, independent dwelling, rather than as a larger development.

6.1. PERMANENT DEPARTURES – BUILDING LINES

The property is subject to a 20.0m building line along all boundaries as the property is less than 4ha in extent. In the middle section of the site, which is both the narrowest and the most naturally cleared area, the northern and southern building lines join. This presents a practical constraint, as this middle to northern section of the property is also the most suitable area for development considering topography, vegetation and accessibility from Whites Road.

Accordingly, both the main dwelling and the second dwelling are proposed within this middle section, positioned as far from the property boundaries as reasonably possible while avoiding encroaching into the sensitive vegetation areas. The main dwelling is proposed in the eastern side of this middle section, and the second dwelling in the west thereof.

As indicated on the attached plans provided by the architect and the image above, at its closest point, the dwelling house will be 16.495m from the northern boundary and 21.315m at its furthest point. The second dwelling will be 11.495m from the northern boundary. As the property is subject to 20.0m building lines along all boundaries, relaxations of the northern building line is required to accommodate the proposed layout. See the image on the following page.



Due to the steep slopes across the property, the proposed ground floor levels of both dwellings are about 8.0m below the level of Whites Road. Combined with the density of the existing vegetation, this elevation difference will ensure that the proposed buildings will not be visually prominent or visible from the street surface level. A narrow design is also proposed for the structures to follow the contours and the shape of the property.

6.2. PERMANENT DEPARTURES – HEIGHT

6.2.1. DWELLING HOUSE

A dwelling house is impeded by a maximum wall plate height of 6.5m and a roof ridge height of 8.5m measured from NGL – natural ground level. The dwelling house is oriented to face southeast, parallel to the contours on the property to ensure the least impact possible. The house mostly complies with the height parameters for a dwelling house. The wall plate height is exceeded at the western end of the dwelling where a cut is proposed to accommodate the garage level. The wall plate height of 6.5m is to be higher by 0.8m. This garage level will also include space for water tanks and also a wine cellar.

A permanent departure is therefore required to allow an increase in the wall plate height along the southeast elevation from 6.5m to 7.3m.

As a 35° pitched roof dwelling house is proposed, the NGL also results in an encroachment of the ridge height of the dwelling house on the southeast elevation. The ridge height is 10.03m on the western side of the dwelling with the garage level and 9.965m on the eastern side of the proposed dwelling house, necessitating a permanent departure. The pitched roofs of the dwelling house as well as the second dwelling follows the contour lines of the property.

These encroachments will not be visible “to the naked eye” as the fragmented roof design of the dwelling house will be on the same eye level. It will not have a discernible impact on the surrounding views as the structure is below the level of Whites Road and set between the natural vegetation occurring on the property. The NGL is also hidden by this natural occurring vegetation.

See the floor plans, elevations, sections and 3D’s attached as **Annexure 7**.

6.2.2. SECOND DWELLING

A second dwelling is impeded by an overall height restriction of 6.5m to the top of the roof measured from NGL. The NGL level beneath the proposed second dwelling drops by at least 2.5m. To either fully fill up the ground level or cut into the hill face more for the entire footprint of the structure would be an unnecessary cost with an unnecessary added impact on the environment. Instead, a balanced approach is proposed, rather than excessive cutting and filling, it is proposed to have some cutting and instead of filling up below the house to utilise the space under the structure for parking and water tank storage. If the parking is not provided under the structure the driveway space will have to be enlarged, and more vegetation will have to be removed to place the water tanks.

This approach offers practical and environmental advantages. It minimises the need for earthworks, makes efficient use of space, and eliminates the need for a separate garage, as the covered space under the house will provide adequate protection for vehicles. This proposed partially open basement level (as described by the architect) contributes to the overall height of the building and is responsible for the required height departure.

For both the dwelling house and the second dwelling parking is underneath the accommodation, for the dwelling house in a garage and for the second dwelling in the open space below as discussed above and shown on the attached plans (**Annexure 7**). The space underneath the second dwelling unit is also not a habitable space.

However, the overall height of the second dwelling will remain comparable to that of a dwelling house. In addition, given the steep topography and the approximately 8.0m difference in elevation between the location of the second dwelling and Whites Road, the structure will not be visible from street level.

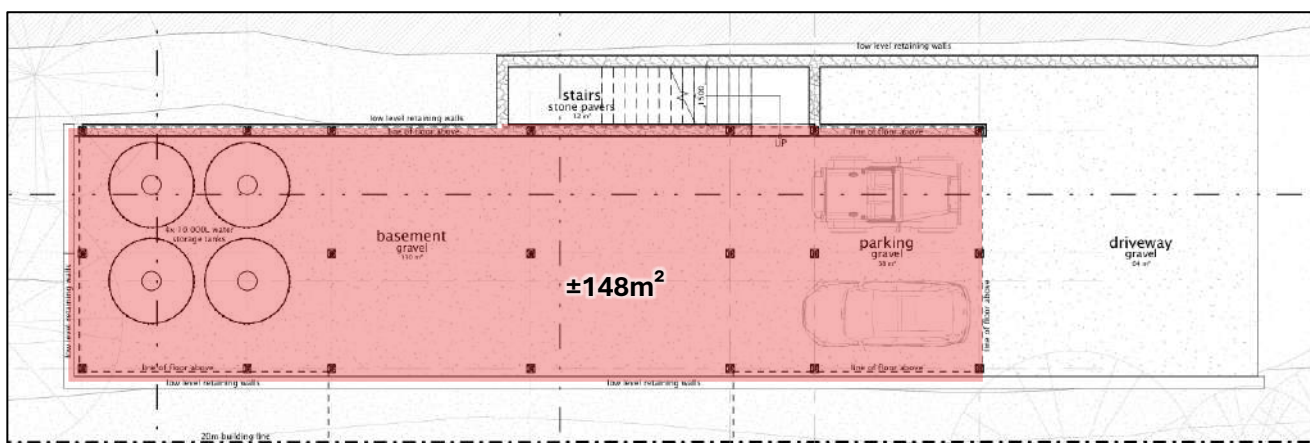
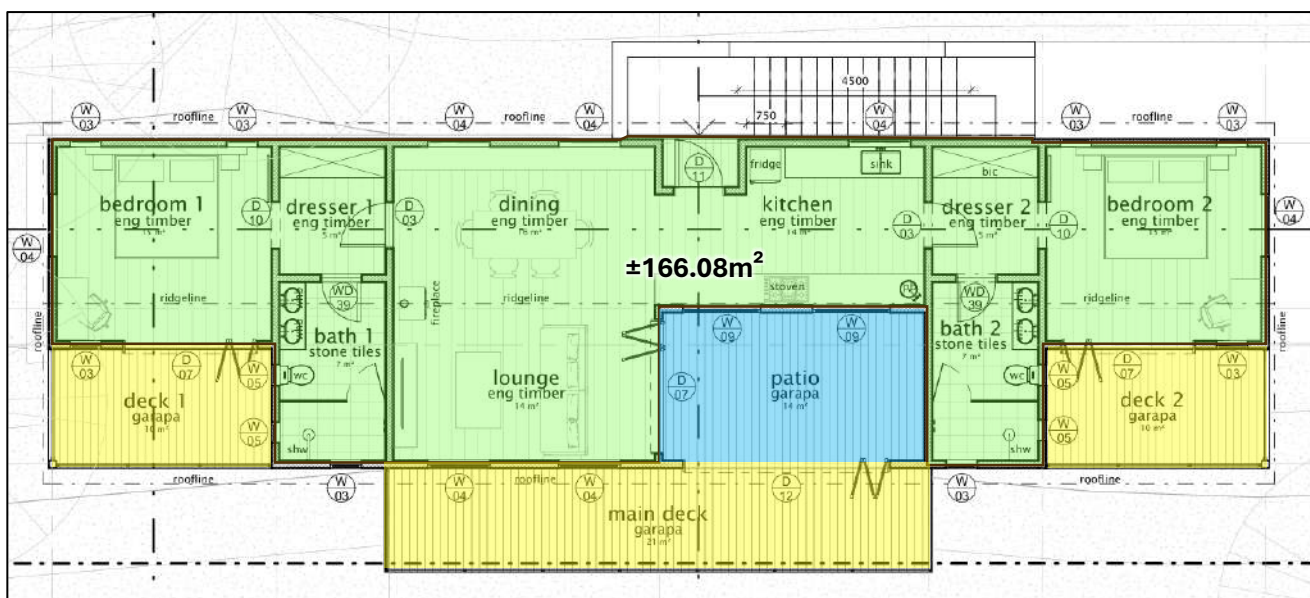
The impact of the height of the structure to the south is considered negligible, as the visual impact will be consistent with that of a normal dwelling house along the southern slope of any hill in the Wilderness area. To further mitigate the extent of the height increase, the house is oriented parallel to the contours of the property. Had the second dwelling been differently angled, it would have created a much larger height impact than it currently does. If the second dwelling unit is dropped and parking provided on the northern side this dwelling as well as the water tanks, the height of the structure will be able to comply with the 6.5m parameter, but more natural vegetation will be disturbed. As discussed in the paragraphs above, this increase in height for the second dwelling unit finds a balance between development and disturbance without negatively impacting the developed character proposed for the property – design with nature approach.

For the north elevation, the height of the second dwelling unit from NGL is 6.84m, on the east elevation 8.14m, the south elevation 9.41m and along the west elevation 8.055m.

6.3. PERMANENT DEPARTURES – FLOOR AREA

The total floor space of a second dwelling unit is limited to 175m² according to the relevant development parameter contained in the zoning by-law, which includes the floor space of all ancillary buildings. The floor area of the second dwelling including the lounge, kitchen & dining area, two bedrooms with a bathroom each, an enclosed patio and 3 smaller open, uncovered decks, covers an area of 166.08m², 8.92m² less than the abovementioned parameter. The open level below the second dwelling unit for parking and water storage tanks, covers an area of 148m². The rationale behind this space is discussed in especially paragraph 6.2.2 above. To summarise, it finds a balance between development area and minimising disturbance.

Adding the open but covered area below to the floor area of the second dwelling unit above, the total floor space is 314.08m². Just looking at the total, this is a significant increase, but it must be seen against the facts discussed in this report. If the parking and the water tank storage were provided e.g on the northern side of the second dwelling unit, it will comply with the 175m² development parameter, but more natural vegetation will have to be removed. Water tanks area a necessity as well as the provision for parking.



6.4. FURTHER CONSIDERATIONS

6.4.1. MUNICIPAL ENGINEERING SERVICES & ACCESS

The proposed dwelling house and second dwelling unit will link with the municipal engineering services available in the area.

Only one access point from Whites Road is proposed at the most suitable point opposite the entrance of the property on the northern side of this provincial road and where site distances when leaving the property is more than ample. The 5m building line applicable to provincial roads is indicated on the attached plans and is not affected by this land use application. Whites Road is a divisional road, DR1621.

6.4.2. PUBLIC INTEREST

The public interest in this land use application is limited, as it is merely for a dwelling house and a second dwelling, the standard for properties in the area. Additionally, the property is situated significantly lower than the northern neighbouring properties, and neither of the proposed houses will affect the surrounding properties' view lines. It is therefore not anticipated that the proposed permanent departures will have any negative impact on surrounding properties or public.

The topography of the property as well as the natural vegetation, informs the position of the dwelling house and second dwelling unit and the permanent departures forming the subject of this land use application. If this was a level property, the dwelling house and second dwelling unit would have complied with the height parameter.

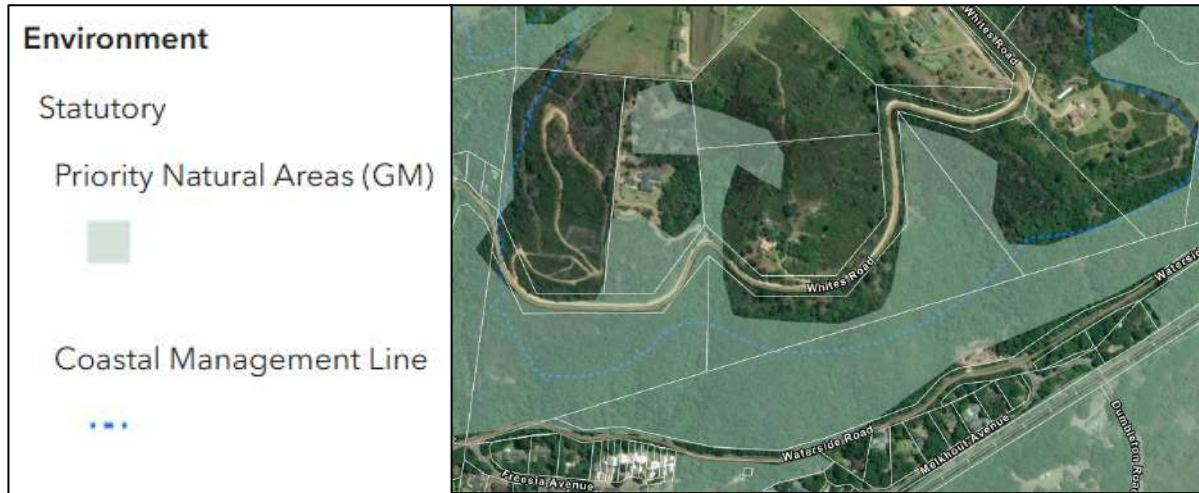
To minimise the removal of natural vegetation, considers the public interest. The natural environment is what makes the greater Wilderness area attractive for property owners and residents and by mitigating vegetation removal with sensible design, the interests of the public are protected.

6.4.3. ENVIRONMENTAL CONSIDERATIONS

Ecoroute Environmental Consultancy is attending to the required process in terms of the applicable environmental legislation. Authorisation in terms of the National Environmental Management Act, 1998 (NEMA) is needed for vegetation removal. To minimise vegetation removal, space underneath both dwellings is to be used as described earlier in this report.

The first two images to follow shows the different environmental buffers on the property as per George Municipality's Public GIS viewer. The third image shows the area of sensitive vegetation. The relevant specialists have provided their reporting (see discussion after the images below).

The property owner would have preferred to also rezone this property to Open Space Zone III (nature conservation area) but it seems that some departments are not supportive to property owners wishing to add another layer of conservation.



Studies by 6 specialists have been completed for the environmental process being followed for RE-547 Hoekwil. See **Annexure 8 - 13** for these reports with a brief summary to follow:

Aquatic Biodiversity Site Sensitivity Verification

'The site sensitivity verification study disputed the DFFE Screening Tool result of 'Very High' sensitivity for the aquatic biodiversity theme for the development area on Erf 547. It was determined that DFFE Screening Tool attributes which classify the site as very high sensitivity will not be impacted by the proposed development. Aquatic habitat was confirmed on the property but given the significantly large buffer areas between the development and these features, and the nature of the proposed development, these habitats will not be impacted. It is recommended that a Compliance Statement be compiled, assessing the final layout, to fulfil the NEMA requirements.'

Aquatic Biodiversity Compliance Statement

'The Aquatic Compliance Statement was undertaken following conclusion of the Site Sensitivity Verification Report, and the report is based on desktop data analysis, site assessment, GIS mapping and scientific knowledge. It was determined that no aquatic habitats within the proposed site will be impacted by the proposed development. Therefore, the site has a Low sensitivity, and the project will not impact aquatic biodiversity. The Compliance Statement for the Aquatic Biodiversity theme concludes that the project does not require further assessment and should be deemed as acceptable.'

Agricultural Compliance Statement

'The overall conclusion of this assessment is that the proposed development is acceptable because it leads to no loss of future agricultural production potential.'

Animal Biodiversity Assessment

'The habitat on site is modified (low impacts). This includes the vegetation clearing and alien plants (refer to botanical report for detail).

The sloped site will be susceptible to erosion during the pre-construction and construction phases. It will be important to monitor the property regularly for erosion. If noted, immediate rehabilitation must be done. The actions will be site specific.

Exposed soils can impact on the water quality (refer to wetland and aquatic report for detail).

The clearing of vegetation will result in a permanent loss of habitat. On site that is a small area, but it must be considered in the larger area – cumulative impact.

The loss of habitat over time is contributing to changes in biodiversity and pressure on red data species that sometimes need specific habitat and plants for resources.

It is recommended to limit outside lights as the pollution from these sources impact on animal behaviour.

If the development is restricted to the modified areas, it will ensure that the forest corridor on the south of the site is maintained.'

Visual Impact Assessment (VIA)

'The well positioned and designed development infrastructure allows for it to blend in very well with its surroundings and create minimal contrast in the landscape. With the effective implementation of mitigation measures, the visual impact of the proposed development will be further reduced.'

Plant Species & Terrestrial Biodiversity Verification

'The site contains a mixture of natural thicket and fynbos elements as well as areas that have been historically transformed or affected by invasive alien plant species. Invasive species observed on the property include *Acacia mearnsii*, *Acacia cyclops*, *Lantana camara*, *Opuntia monacantha*, and remnant Pine (*Pinus radiata*) trees, which reflect past disturbance and ongoing ecological pressures within parts of the site.

The ecological sensitivity assessment and subsequent delineation of Primary, Secondary, and Tertiary Project Area of Influence (PAOIs) allowed for the identification and discussion of impacts likely associated with this dwelling development. Although the proposed development footprint intersects a Primary PAOI, the overall layout has been designed to minimise ecological disturbance by largely avoiding the Secondary PAOI and completely avoiding the Tertiary PAOI. With the implementation of the recommended mitigation measures during the construction and operational phases, the overall residual ecological impact of the development is expected to remain minor negative, with impacts largely confined to the immediate development footprint.'

7. NEED & DESIRABILITY

Need and desirability is the balancing of various factors.

Need depends on the nature of a development proposal and is based on the principle of sustainability. This report has shown that the proposed development will not negatively affect the character of the area, the natural environment, neighbouring properties, or visual impacts. The owner intends to build their home and a second dwelling at the most functional, practical, logical, and environmentally sound part of the property.

Desirability from a planning perspective, is defined as the degree of acceptability of a proposed development on a property. The relevant factors include the physical characteristics of the property, existing planning in the area, character of the area, the locality and accessibility of the property as well as the provision of services.

Physical characteristics of the property

The physical characteristics of the property directly informed the proposed layout of the main house and second dwelling. The slopes (contours) determined the orientation and angles of the buildings, the irregular shape of the property guided their placement for optimal and safe accessibility from Whites Road, and the environmental features influenced the positioning within the northern building line to minimise their intrusion into sensitive areas.

Existing planning in the area

This land use application is not found to be in conflict with the George Municipal Spatial Development Framework (GMSDF) or the Wilderness Lakes Hoekwil Local Spatial Development Framework (WLH LSDF).

Character of the area

The area is characterised by developed and undeveloped smallholdings, dwelling houses, and nature conservation areas. The proposed development of a house and a second dwelling is directly in line with the character of the area.

Provision of services

Municipal engineering services, that are available in the area, will be used as needed.

Economic impact

This proposal cannot have negative economic impact. The development will significantly add value to the property and enhance the area with indirect economic activity through employment creation and other needs fulfilled by businesses of the Southern Cape.

Direct impact on surrounding properties

No neighbour is overshadowed or overlooked. See previous paragraphs for discussion on impacts on surrounding properties.

It is our view that the need and desirability of the permanent departures proposed for RE-547 Hoekwil (WH), showed no negative impacts.

8. LEGISLATION & POLICIES

The criteria for the consideration of land use applications as per the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA), the Western Cape Land Use Planning Act, (Act 3 of 2014) (LUPA) and the George Municipality: By-law on Municipal Land Use Planning (2023) builds on each other. SLPUMA introduced legislative and procedural changes to the management of land use planning in South Africa. The Western Cape Province followed with LUPA and thereafter George Municipality with the Municipal Land Use Planning By-law (2023). What is relevant to this land use application is discussed in the paragraphs to follow.

8.1. SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA)

Section 7 of this Act sets out the five development principles that are applicable to spatial planning, land development and land use management and section 42 of SPLUMA then refers to the factors that must be considered by a municipal tribunal when considering a land use planning application, which include but are not limited to:

- Five SPLUMA development principles;
- Public interest;

- Constitutional transformation;
- Respective rights and obligations of all those affected;
- State and impact of engineering services, social infrastructure and open space requirements;
- Compliance with environmental legislation.

Relevant aspects not addressed in the earlier paragraphs of this land use report, are addressed below:

8.1.1. FIVE DEVELOPMENT PRINCIPLES

The five development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration are not all directly relevant to this land use application.

Spatial justice as described in Section 7(a) of SPLUMA is not fully relevant to this land use application.

Spatial sustainability as described in Section 7(b) of SPLUMA is relevant as follows:

- The proposed development holds no expected permanent negative environmental impact.
- The effective and equitable functioning of land markets is not negatively affected by this application.
- No negative impacts are expected on surrounding properties.

Efficiency as described in Section 7(c) of SPLUMA is not fully relevant to this application.

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this land use application.

Good Administration as described in Section 7(e) of SPLUMA indicates the responsibilities of all involved in any land use matter.

The paragraphs above show that the land use application for RE-547 Hoekwil (WH) supports the relevant development principles of SPLUMA.

8.2. WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)

LUPA requires that local municipalities consider the following when deciding on land use applications:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59) which is an expansion of the five development principles of SPLUMA;
- Desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

The land use planning principles expands on the five development principles of SPLUMA and desirability which is discussed in foregoing paragraphs. Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans.

19. (1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan.

19. (2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development is not in conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structure plan.

19. (3) If the proposed utilisation or development of land in a land use application or a land development application does not comply with and is not consistent with the relevant designation for the utilisation of land in an applicable spatial development framework or structure plan, the proposed utilisation or development deviates from that spatial development framework or structure plan.

Considering the aim of this land use application for RE-547 Hoekwil (WH), no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

8.3. GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW, 2023

The general criteria for the consideration of applications in terms of this By-law are included in Section 65 which, inter alia, includes:

- Desirability of the proposed utilisation of land;
- Impact of the proposed development on municipal engineering services;
- Integrated development plan, including the municipal spatial development framework, the applicable local spatial development framework and/or local structure plans;
- Relevant municipal policies;
- Western Cape Provincial Spatial Development Framework;
- Section 42 of SPLUMA (public interest, constitutionality);
- Land use planning principles transposed from LUPA; and
- Provisions of the applicable zoning scheme.

The above is addressed elsewhere in this land use report as relevant.

8.4. GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023 (GIZS)

RE-547 Hoekwil (WH) is zoned Agricultural Zone II (smallholding) in terms of the George Integrated Zoning Scheme By-law (GIZS) (2017) as stated earlier. The property has a 20.0m building line on all its boundaries. The zoning of the property will not change.

Firstly, the relaxation of the northern street building line is requested from 20m to 11.495m for the second dwelling unit and 16.495m for the main dwelling house. The reasons for this relaxation are the topography of the property, its shape and the vegetation.

Secondly the increase in height is requested for the dwelling house along the southeast elevation. The wall plate height is increased from 6.5m to 7.3m and ridge height from 8.5m to 9.965m & 10.03m. then for the second dwelling unit, the wall plate height is increased from 6.5m as follows: northeast elevation to 6.84m; east elevation to 8.14m; south elevation to 9.41m; west elevation to 8.055m.

Lastly, an increase in the total floor space of the second dwelling from 175m² to 314.08m² is included with this land use application.

The reasons for these permanent departures are discussed extensively in the earlier paragraphs of this report. As mentioned, the middle section of the property, also the most suitable area for development in terms of accessibility and environmental sensitivity, is entirely constrained by the overlapping northern and southern building lines. This situation created a practical conflict, which was resolved by letting the locating of the dwellings be guided by the property's physical characteristics rather than cadastral parameters. In this case, the sites natural characteristics and environmental considerations take precedence over cadastral parameters, ensuring that the proposed development is both practical and contextually sensitive.

8.5. GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

RE-547 Hoekwil (WH) is not addressed specifically in the GMSDF. The GMSDF offers the following guideline for Wilderness:

Wilderness is one of the most popular tourist and residential destinations along the Garden Route, based on its unique terrestrial, aquatic and marine assets, outstanding rural and townscape qualities, and recreational amenity value. Threats to the area include the subdivision of smallholdings, expansion of poorly located and serviced informal areas, and insensitive building development.

The GMSDF determines that the Spatial Development Vision for George Municipality is based on six specific themes of which Theme E is especially relevant for RE-547 Hoekwil. This theme is as follows:

Manage the use of land in the Municipal area in a manner which protects natural resources, ecological functioning and -services, as well as the rural character.

This land use application shows how the design considerations wish to support the environmental character of the property and its surrounds.

The nature of this application and the need for the departures on RE-547 Hoekwil (WH) is not insensitive and is found to be consistent with the GMSDF (2023) as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA). The GMSDF further refers its user to the Wilderness Lakes Hoekwil Local Spatial Development Framework (WLH LSDF) (2015).

8.6. WILDERNESS-LAKES-HOEKWIL LOCAL SPATIAL DEVELOPMENT FRAMEWORK (LSDF) (2015)

Wilderness Heights is demarcated as a smallholding area in the WLH LSDF.

The main goal of the local spatial development framework as far as existing small holding precincts are concerned is to ensure that the character and ambience of these areas are protected and to ensure that the overall landscape character of the study area is retained and improved through appropriate measures.

The proposed development of a smallholding with a dwelling house and a second dwelling is perfectly within keeping with the character and ambience of the smallholding area.

Secondly the approach is to prevent further development of smallholdings or extensive residential lifestyle properties in the rural landscape.

The small holding area is not to be expanded. An existing property is to be developed in accordance with its primary land use rights.

No further extensions to the demarcated smallholding areas should be considered.

This proposed development complies with this 'point of summary'.

No land outside of the smallholding outer boundaries may be subdivided to form new smallholdings or agricultural portions that are smaller than the minimum viable agricultural units prescribed by Department of Agriculture, Western Cape.

Noted and not relevant in this instance.

Subdivision of small holdings inside the demarcated small holding areas should not be granted automatically; it is also subject to the overarching guidelines that protect the special landscape character of Wilderness and should be refused if it does not comply with these guidelines.

Noted and not relevant in this instance.

The WLH LSDF suggests the following land uses to be appropriate on smallholdings as a primary right: Small scale agriculture, dwelling house, home occupation. The smallholdings are not only places of residence and small-scale agriculture, but it is also an area where certain business activities should be considered to allow owners and occupants to earn an income from the land. These activities, however, should be sensitive to the unique character of the smallholding area. The following uses are considered desirable for smallholdings subject to the overarching principles contained in section 4.2: riding school, plant nursery, commercial kennel, intensive animal farming, intensive horticulture, subject to these

activities not causing excessive water usage, undue noise, light pollution, effluent generation or odours. In addition to the primary rights the smallholding area should also cater for certain tourist facilities such as second dwelling units, guest houses, bed and breakfast establishment, tourist facilities, also subject to these activities not causing excessive water usage, undue noise, light pollution, effluent generation or odours.

Noted. The proposed houses are in line with this section of the WLH LSDF.

This application for RE-547 Hoekwil (WH) is found to not be in conflict with the WLH LSDF (2015).

9. CONCLUDING

From this motivation report, it is our opinion that the proposed departures for the dwelling house and second dwelling unit proposed on RE-547 Hoekwil (WH) are consistent with the overall spatial objectives for the area and that the proposal may therefore be supported. No conflict was identified with any relevant consideration.

The Administrator's Consent also creates no conflict and ensures that primary land use rights can be exercised.



MARLIZE DE BRUYN Pr. Pln.



DENISE JANSE VAN RENSBURG Pr. Pln.

OCTOBER 2025
UPDATED APRIL 2026



Erf 547 Hoekwil (Wilderness Heights)



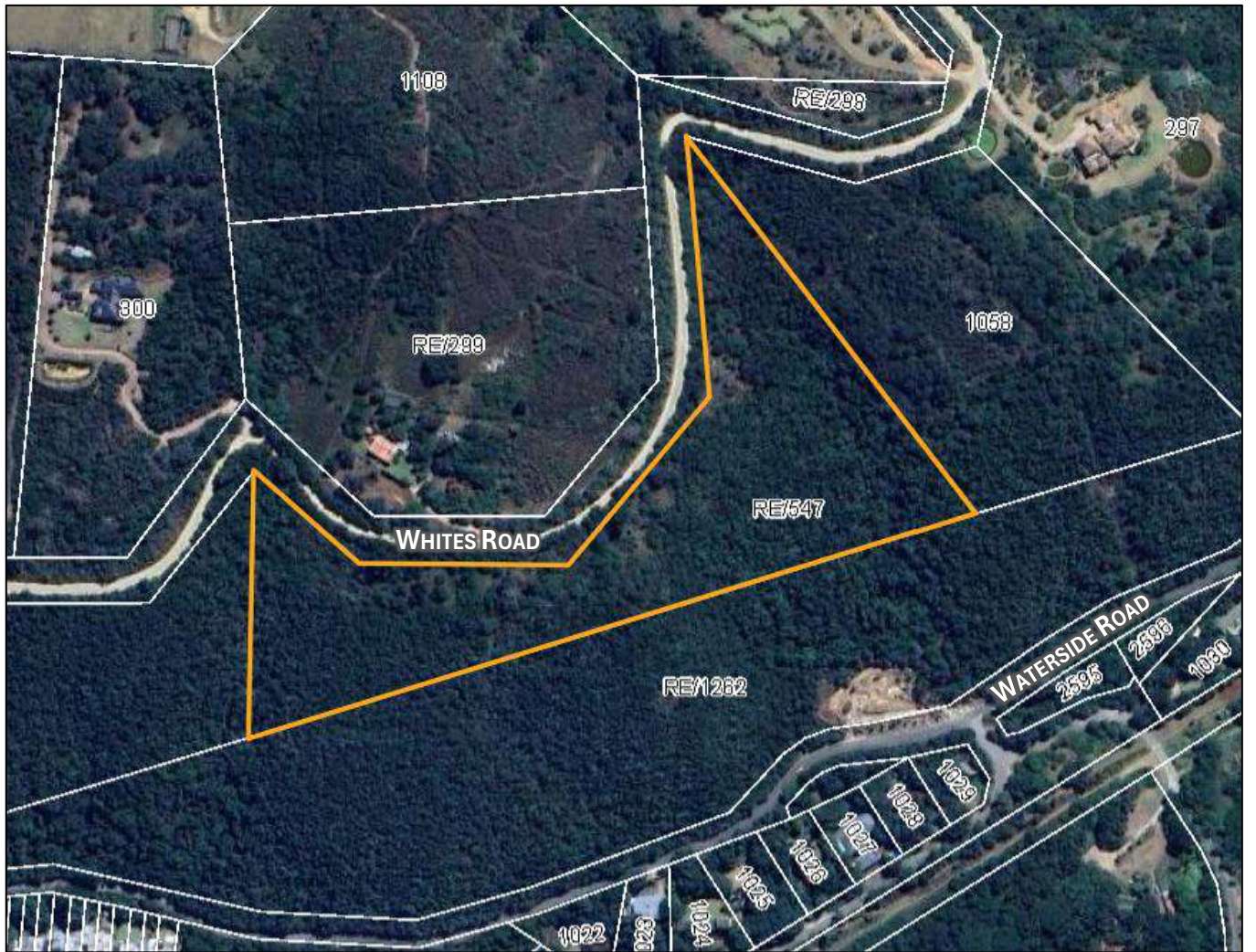
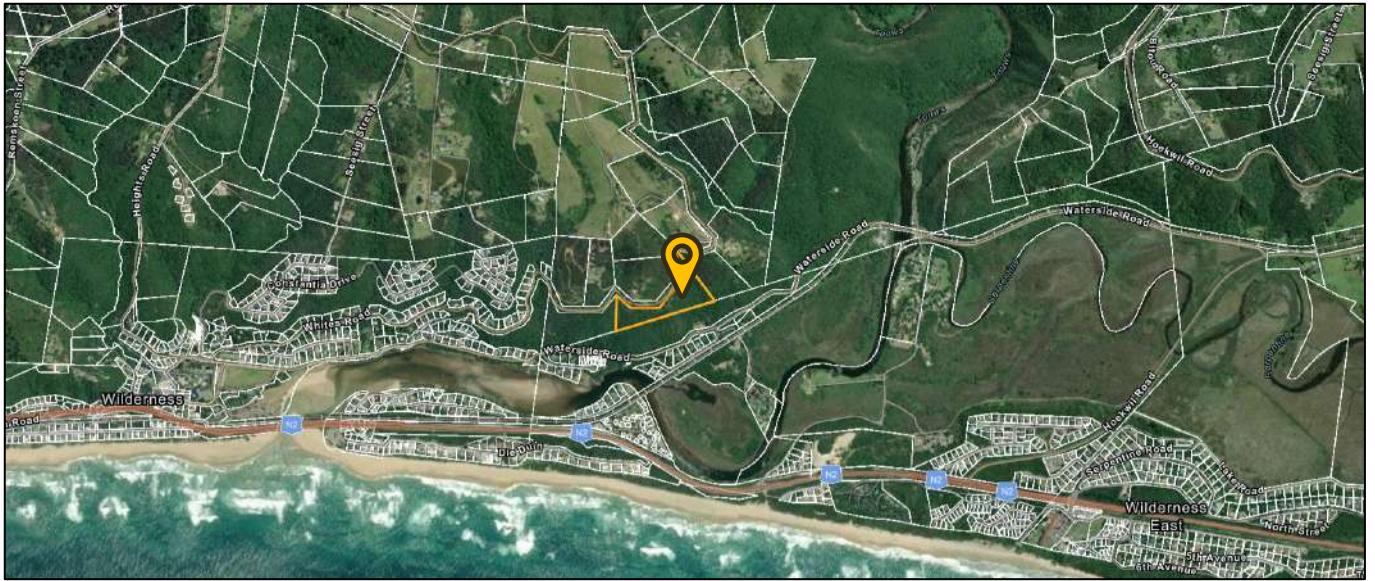
Date: 3/18/2026 2:47 PM

Scale: 1:10,291



Disclaimer:
George Municipality makes no warranties as to the correctness of the information supplied.
Persons relying on this information do so entirely at their own risk.

George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise,
which may arise as a result of inaccuracies in the information supplied.



Copyright ©

REMAINDER ERF 547
WHITES ROAD, HOEKWIL
GEORGE MUNICIPALITY & DIVISION

For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.



Y + 37 210

X + 3 762 620

ERF 1058

ERF 301

ERF 547

ERF 1262 WILDERNESS

N
site plan
1 : 750

NOTES:

THE DESIGN ON THIS DRAWING REMAINS THE PROPERTY OF IMPRINT ARCHITECTURE - COPYRIGHT RESERVED.

GENERAL NOTES:

Do not scale drawing. Use figured dimensions only. Overall dimensions take preference. All levels, heights and dimensions are to be checked on site before any work is put in hand. Any discrepancies, errors or omissions are to be reported to the Architect immediately.

The National Building Regulations and all requirements of the relevant local Authority By-laws and or other Authorities concerned must be strictly adhered to.

The quality of all materials and workmanship to comply with the relevant SABS and BSS specifications and shall conform to the minimum standards specified in the architects specifications.

The contractor is responsible for correct setting out of all the buildings, all external and all internal walls with particular reference to boundaries, building lines, etc.

All contractors to check the details shown on this drawing for compliance with standards of good building practice with particular reference to special requirements necessitated by local and/or on-site condition and to report any comment to the architect.

The contractor, sub-contractors and suppliers must verify all dimensions and levels on site and check same against the drawings before commencing any work and/or droppings.

The contractor is to build-in approved DPC whether or not these are shown on the drawings, to all external walls and at each floor, beam, or parapet level and to all windows doors and grilles or other openings in external walls. Careful walls to have stepped DPC. Provide approved DPM under all surface beds.

Unless specified otherwise, provide brick-force for every fourth course in all external and internal walls and for every course for four courses above all doors, windows, and openings.

The contractor, sub-contractors, and/or suppliers must verify the locations of any underground, in wall, or other services and the requirements of the Local Authority concerned must be adhered to when connecting to or interfering with any services.

Damage to any services is entirely at the risk of the contractor, sub-contractor and/or suppliers. Any queries arising from all the above must be reported to the architect for clarification before any work is put in hand.

STRUCTURAL NOTES:

The appointed Structural Engineer to provide specifications and details for all reinforced foundation footings, concrete slabs, columns, beams, and roof trusses.

PLUMBING AND DRAINAGE NOTES:

All plumbing and drainage work and installation of sanitary fittings is to be designed and installed by the selected sub-contractor and is to comply with the relevant Local Authority by-laws, regulations and requirements. Plumbing and drainage indicated on this drawing is schematic only.

Provide IE's at all bends and junctions, with suitable markers at ground level. Provide RE's to the head of all runs, and to any run exceeding 25m in length. Minimum fall to all drain pipes to be 1:40.

Provide approved reveal traps to all waste fittings. Provide AE to foot of all soil stacks.

IE's to waste pipes to always be fully accessible.

All soil pipes passing under buildings or footings to be encased in concrete in accordance with the relevant Local Authority by-laws.

C	2026.03.19	REVISED AREAS
B	2025.09.29	ISSUED FOR INFORMATION
A	2025.09.19	ISSUED FOR INFORMATION

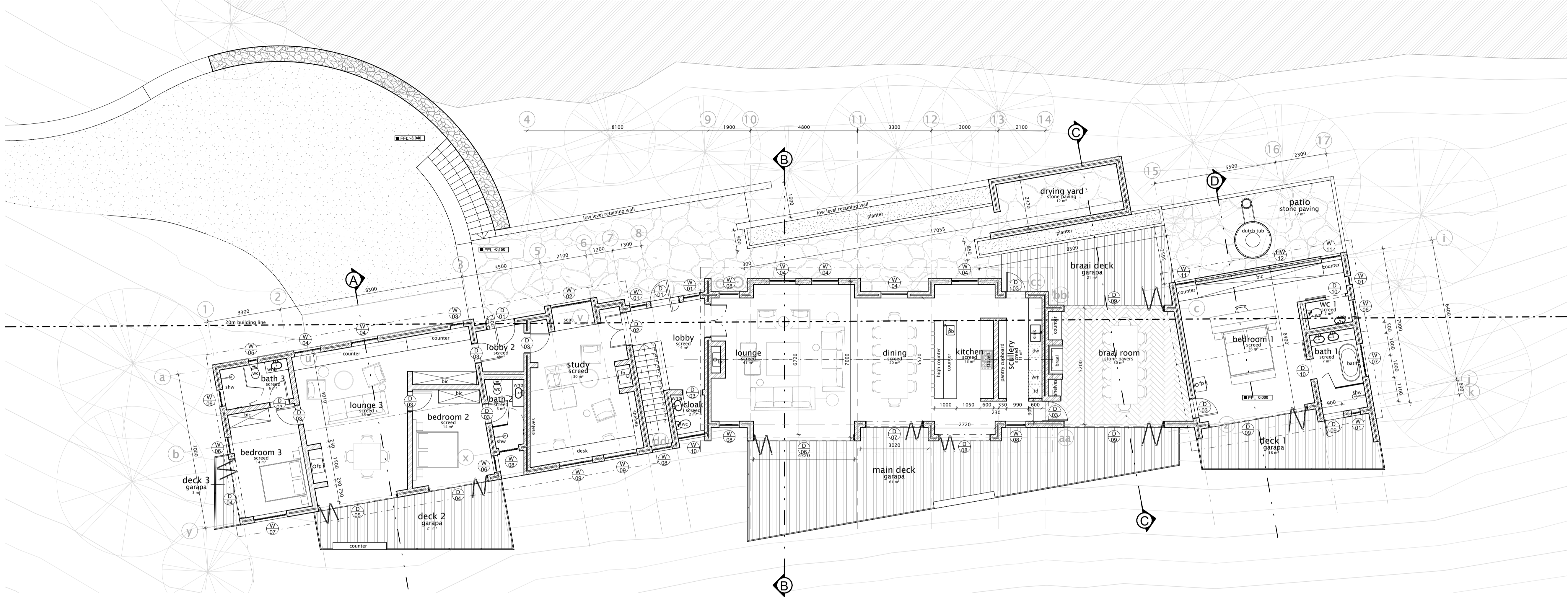
REVISION DETAILS

©2025 IMPRINT ARCHITECTURE CC
 COPYRIGHT SUBSISTS IN THIS WORK. NO PART OF THIS WORK MAY BE REPRODUCED OR ADAPTED IN ANY FORM OR BY ANY MEANS WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. ANY UNAUTHORISED REPRODUCTION OR ADAPTATION OF THIS WORK WILL CONSTITUTE COPYRIGHT INFRINGEMENT AND RENDER THE INFRINGER LIABLE UNDER BOTH CIVIL AND CRIMINAL LAW.

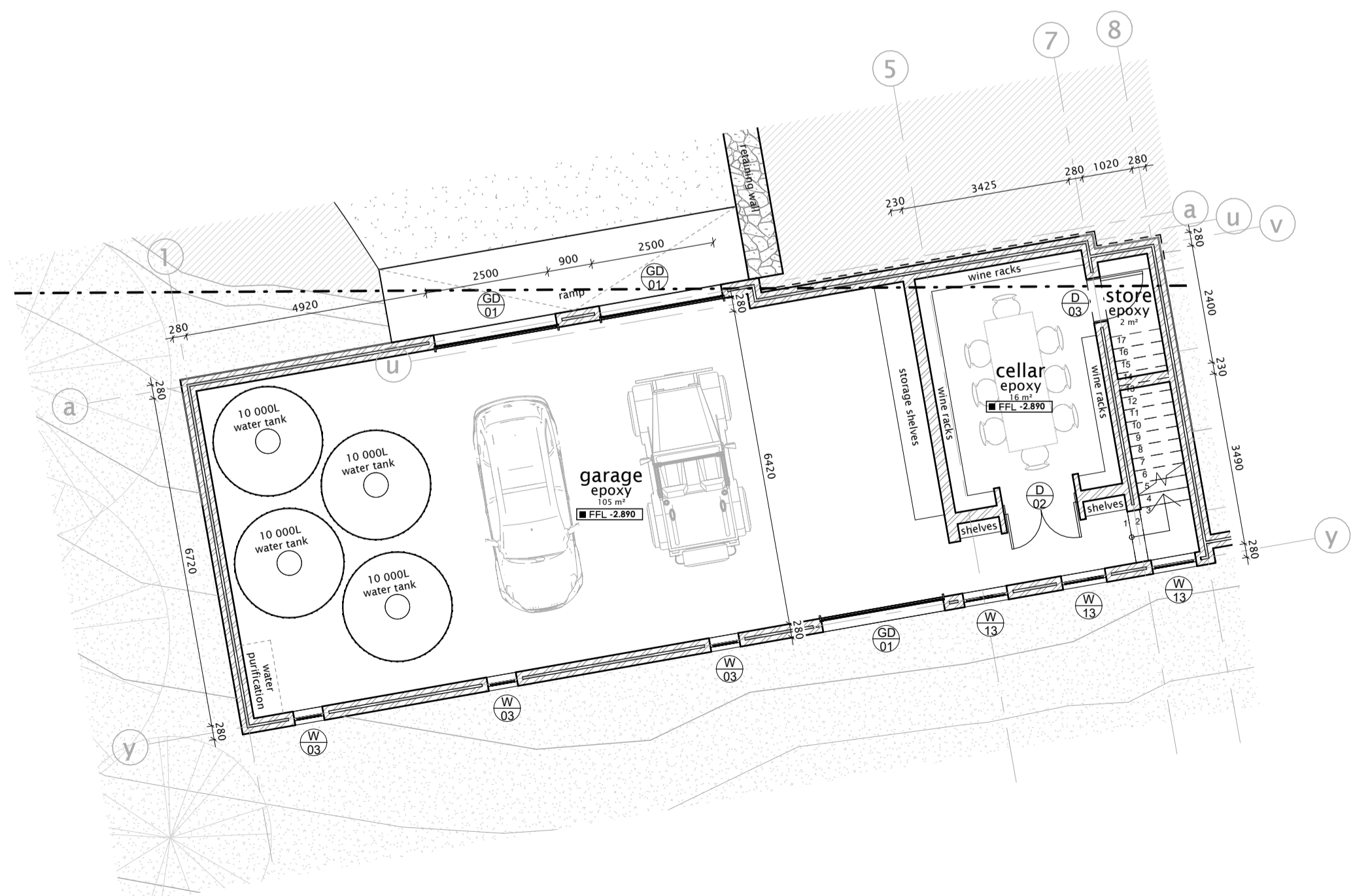
* 72 craigtowne * 1 richmond avenue *
 craighall park * PO box 41853 * craighall * 2024 *
 (+27)11 327 0033 | julie@imprintarch.com | www.imprintarch.com

PROJECT NAME:	Hoekwil		
TITLE:	siteplan		
SCALE:	As indicated on A1	DATE:	2026.03.19
REV:	C	CHECKED BY:	JW
		DRAWN BY:	MD
DRAWING NO.:	HW-CD-100		
STATUS:	ISSUED FOR INFORMATION		

AREA SCHEDULE:			
	DH	SD	Total
Internal	262 m ²	98 m ²	360 m ²
External covered	30 m ²	34 m ²	64 m ²
External open	136 m ²	33 m ²	169 m ²
Basement covered	123 m ²	78 m ²	201 m ²
TOTAL:	551m²	243m²	794 m²
FOOTPRINT:			
Dwelling House:	347 m ²		
Second Dwelling:	149 m ²		
TOTAL:	496 m²		
NOTE: This excludes landscape and uncovered areas i.e. Decks, Patios, Drying Yards, Driveways, external stairs.			
DRIVEWAY:			
	DH	SD	Total
Area:	190 m ²	103 m ²	293 m ²
Length:	40 m	32 m	72 m



MC - ground floor plan
1 : 100



MC - basement plan
1 : 100

AREA SCHEDULE:	
Internal	346.4m ²
External covered	0.0m ²
External open	278.4m ²
Basement covered	142.6m ²
TOTAL:	767.4m²

NOTES:

THE DESIGN ON THIS DRAWING REMAINS THE PROPERTY OF IMPRINT ARCHITECTURE - COPYRIGHT RESERVED.

GENERAL NOTES:

Do not scale drawing. Use figured dimensions only. Overall dimensions take preference. All levels, heights and dimensions are to be checked on site before any work is put in hand. Any discrepancies, errors or omissions are to be reported to the Architect immediately.
The National Building Regulations and all requirements of the relevant local Authority By-laws and or other Authorities concerned must be strictly adhered to.
The quality of all materials and workmanship to comply with the relevant SABS and BSS specifications and shall conform to the minimum standards specified in the architects specifications.
The contractor is responsible for correct setting out of all the buildings, all external and all internal walls with particular reference to boundaries, building lines, etc.
All contractors to check the details shown on this drawing for compliance with standards of good building practice with particular reference with standards of good building practice with particular reference to special requirements necessitated by local and/or on-site condition and to report any comment to the architect.
The contractor, sub-contractors and suppliers must verify all dimensions and levels on site and check same against the drawings before commencing any work and/or shopping.
The contractor is to build-in approved DPC whether or not these are shown on the drawings, to all external walls and at each floor, beam, or parapet level and to all windows doors and grilles or other openings in external walls. Carefully walls to have stepped DPC.
Provide approved DPM under all surface beds.
Unless specified otherwise, provide brick-work for every fourth course in all external and internal walls and for every course for four courses above all doors, windows, and openings.
The contractor, sub-contractors, and/or suppliers must verify the locations of any underground, in wall, or other services and the requirements of the Local Authority concerned must be adhered to when connecting to or interfering with any services.
Damage to any services is entirely at the risk of the contractor, sub-contractor and/or suppliers. Any queries arising from all the above must be reported to the architect for clarification before any work is put in hand.

STRUCTURAL NOTES:

The appointed Structural Engineer to provide specifications and details for all reinforced foundation footings, concrete slabs, columns, beams, and roof trusses.

PLUMBING AND DRAINAGE NOTES:

All plumbing and drainage work and installation of sanitary fittings is to be designed and installed by the selected sub-contractor and is to comply with the relevant Local Authority by-laws, regulations and requirements. Plumbing and drainage indicated on this drawing is schematic only.
Provide IE's to all bends and junctions, with suitable markers at ground level. Provide RE's to the head of all runs, and to any run exceeding 25m in length. Minimum fall to all drain pipes to be 1:40.
Provide approved reseau traps to all waste fittings. Provide AE to foot of all soil stacks.
IE's to waste pipes to always be fully accessible.
All soil pipes passing under buildings or footings to be encased in concrete in accordance with the relevant Local Authority by-laws.

REVISIONS:

REV	DATE	DETAILS
B	2025.09.29	ISSUED FOR INFORMATION
A	2025.09.19	ISSUED FOR INFORMATION

DRAWING REVISION DETAILS

©2025 IMPRINT ARCHITECTURE CC
COPYRIGHT SUBSISTS IN THIS WORK. NO PART OF THIS WORK MAY BE REPRODUCED OR ADAPTED IN ANY FORM OR BY ANY MEANS WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. ANY UNAUTHORIZED REPRODUCTION OR ADAPTATION OF THIS WORK WILL CONSTITUTE COPYRIGHT INFRINGEMENT AND RENDER THE INFRINGER LIABLE UNDER BOTH CIVIL AND CRIMINAL LAW.

imprint architecture
72 craigtowne + 1 richmond avenue + craighall park + PO box 41853 + craighall + 2024 + (27)11 327 0033 | julia@imprintarch.com | www.imprintarch.com

PROJECT NAME: **Hoekwil**

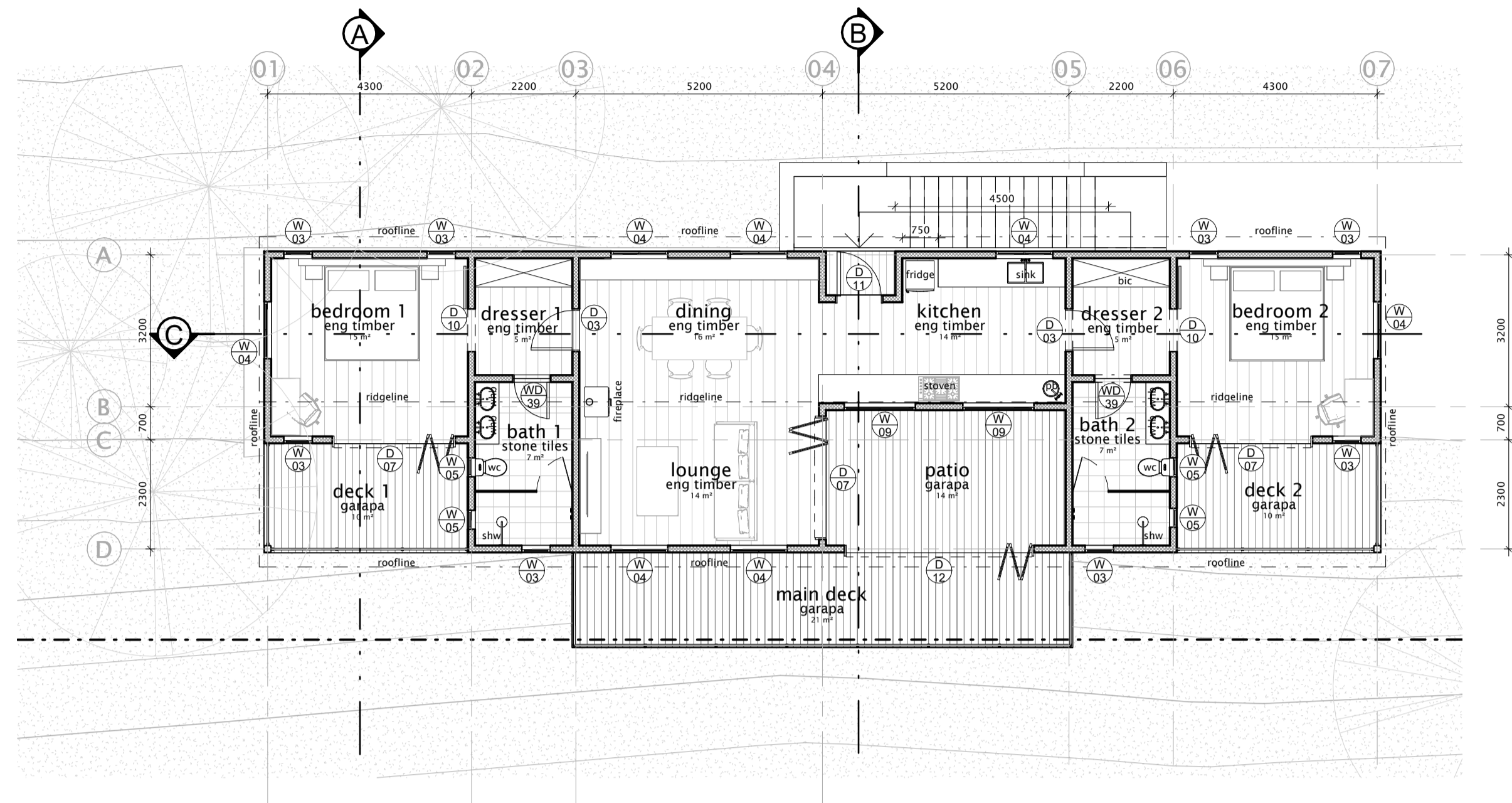
TITLE: **DWELLING HOUSE plan**

SCALE: **As indicated** on A1 DATE: **2025.09.29**

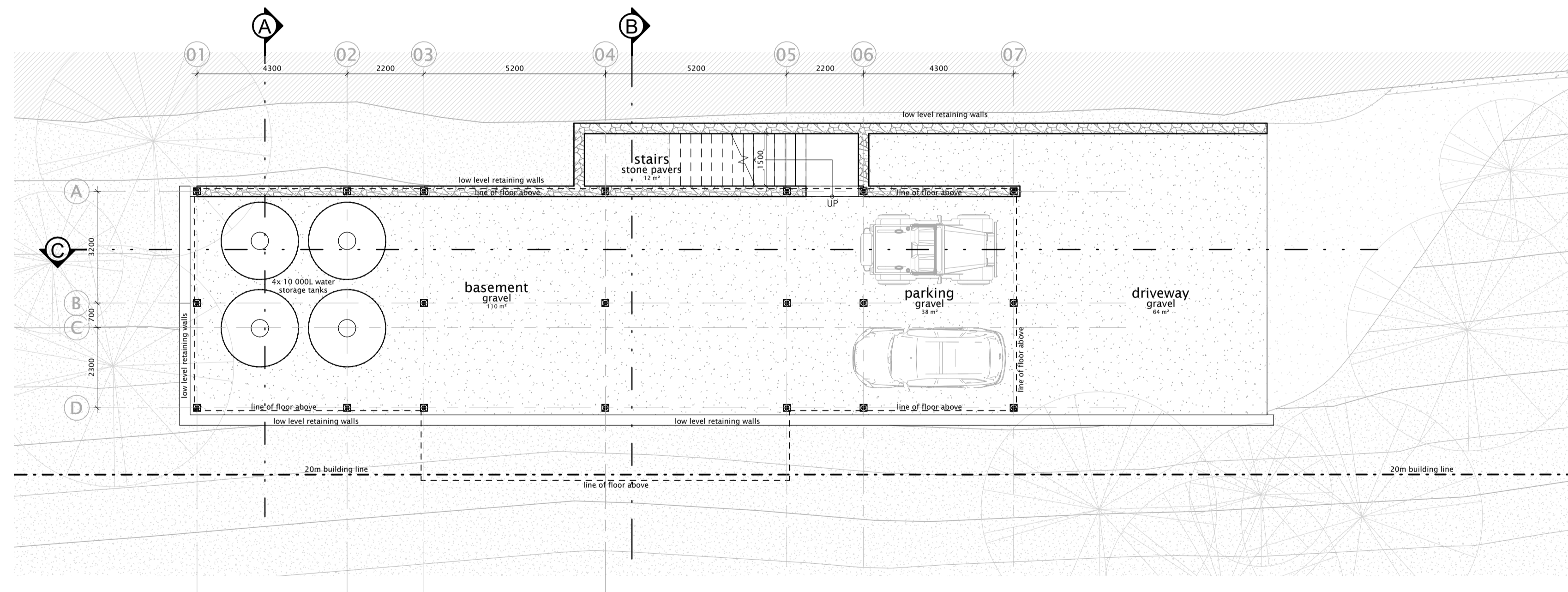
REV: **B** CHECKED BY: **JW** DRAWN BY: **MD**

DRAWING NO: **HW-CD-201**

STATUS: **ISSUED FOR INFORMATION**



SECOND DWELLING - ground floor plan
1 : 100



SECOND DWELLING - basement plan
1 : 100

AREA SCHEDULE:	
Internal	113.5m ²
External covered	36.3m ²
External open	106.1m ²
Basement covered	165.0m ²
TOTAL:	420.9m²

NOTES:

THE DESIGN ON THIS DRAWING REMAINS THE PROPERTY OF IMPRINT ARCHITECTURE - COPYRIGHT RESERVED.

GENERAL NOTES:

Do not scale drawing. Use figured dimensions only. Overall dimensions take preference. All levels, heights and dimensions are to be checked on site before any work is put in hand. Any discrepancies, errors or omissions are to be reported to the Architect immediately.
The National Building Regulations and all requirements of the relevant local Authority By-laws and or other Authorities concerned must be strictly adhered to.
The quality of all materials and workmanship to comply with the relevant SABS and BSS specifications and shall conform to the minimum standards specified in the architects specifications.
The contractor is responsible for correct setting out of all the buildings, all external and all internal walls with particular reference to boundaries, building lines, etc.
All contractors to check the details shown on this drawing for compliance with standards of good building practice with particular reference with standards of good building practice with particular reference to special requirements necessitated by local and/or on-site condition and to report any comment to the architect.

The contractor, sub-contractors and suppliers must verify all dimensions and levels on site and check same against the drawings before commencing any work and/or chocking.
The contractor is to build-in approved DPC whether or not these are shown on the drawings, to all external walls and at each floor, beam, or parapet level and to all windows doors and grilles or other openings in external walls. Carefully walls to have stepped DPC.
Provide approved DPM under all surface beds.

Unless specified otherwise, provide brick-force for every fourth course in all external and internal walls and for every course for four courses above all doors, windows, and openings.
The contractor, sub-contractors, and/or suppliers must verify the locations of any underground, in wall, or other services and the requirements of the Local Authority concerned must be adhered to when connecting to or interfering with any services.
Damage to any services is entirely at the risk of the contractor, sub-contractor and/or suppliers. Any queries arising from all the above must be reported to the architect for clarification before any work is put in hand.

STRUCTURAL NOTES:

The appointed Structural Engineer to provide specifications and details for all reinforced foundation footings, concrete slabs, columns, beams, and roof trusses.

PLUMBING AND DRAINAGE NOTES:

All plumbing and drainage work and installation of sanitary fittings is to be designed and installed by the selected sub-contractor and is to comply with the relevant Local Authority by-laws, regulations and requirements. Plumbing and drainage indicated on this drawing is schematic only.

Provide IEs at all bends and junctions, with suitable markers at ground level. Provide REs to the head of all runs, and to any run exceeding 25m in length. Minimum fall to all drain pipes to be 1:40.
Provide approved reveal traps to all waste fittings. Provide AE to foot of all soil stacks.

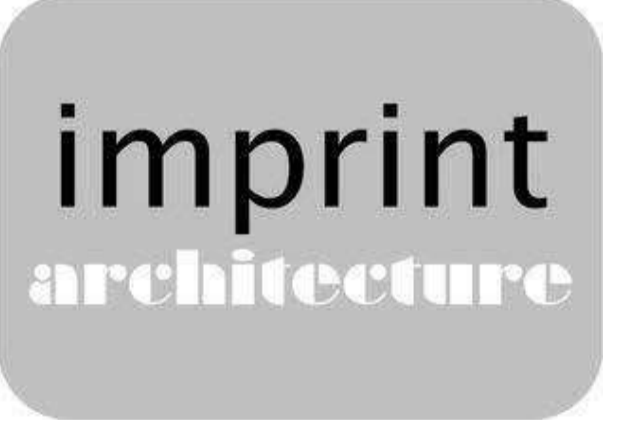
IEs to waste pipes to always be fully accessible.

All soil pipes passing under buildings or footings to be encased in concrete in accordance with the relevant Local Authority by-laws.

B	2025.09.29	ISSUED FOR INFORMATION
A	2025.09.19	ISSUED FOR INFORMATION

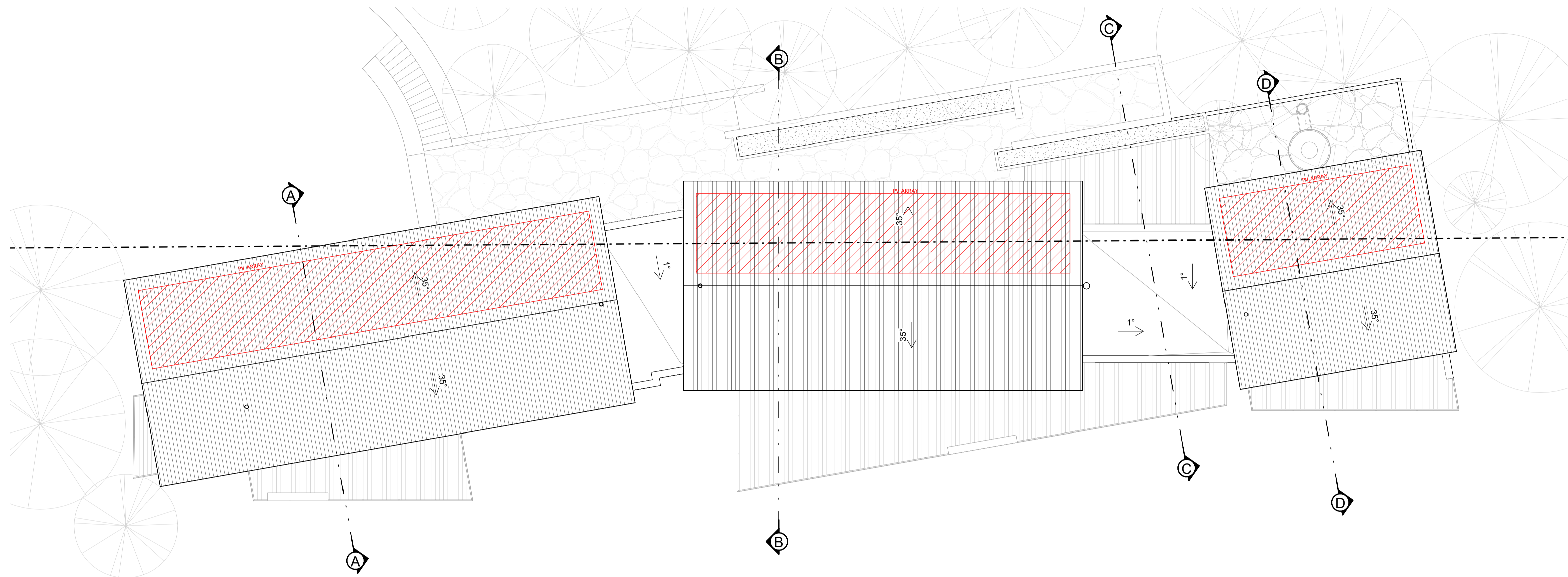
REV DATE DETAILS
DRAWING REVISION DETAILS

©2025 IMPRINT ARCHITECTURE CC
COPYRIGHT SUBSISTS IN THIS WORK. NO PART OF THIS WORK MAY BE REPRODUCED OR ADAPTED IN ANY FORM OR BY ANY MEANS WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. ANY UNAUTHORISED REPRODUCTION OR ADAPTATION OF THIS WORK WILL CONSTITUTE COPYRIGHT INFRINGEMENT AND RENDER THE INFRINGER LIABLE UNDER BOTH CIVIL AND CRIMINAL LAW.

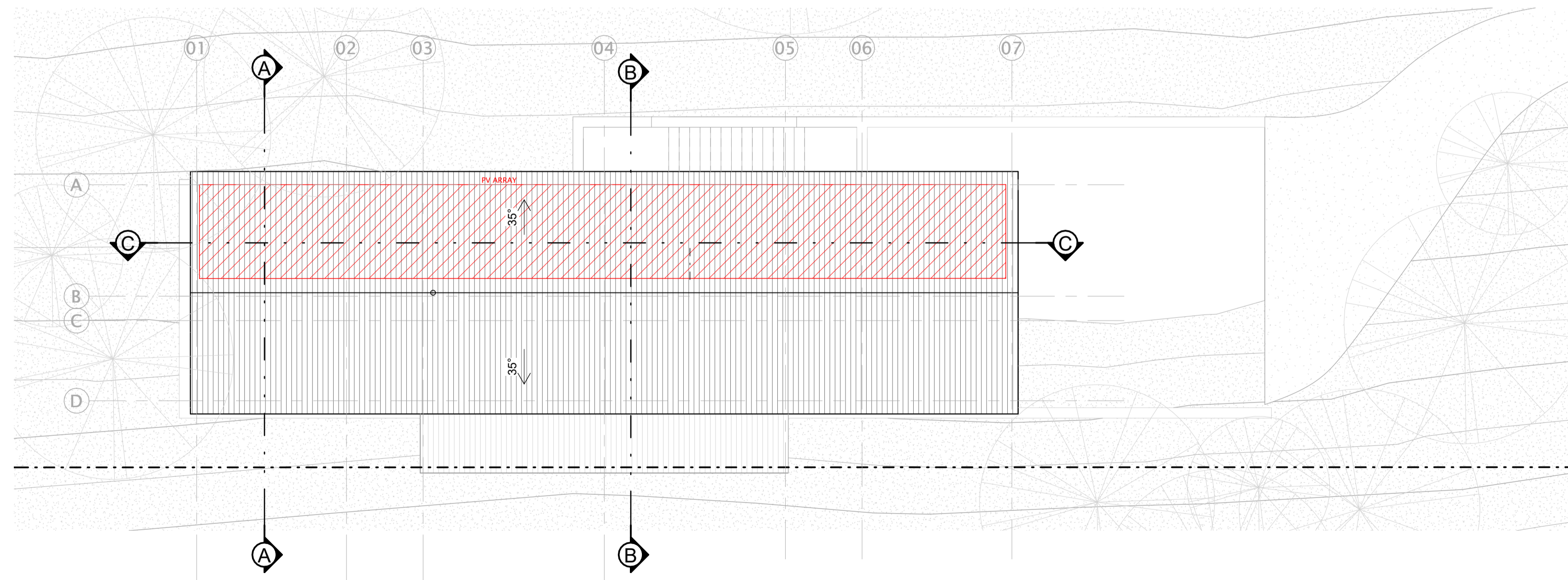


* 72 craigtowne • 1 richmond avenue •
craighall park • PO box 41853 • craighall • 2024 •
(+27)11 327 0033 | julie@imprintarch.com | www.imprintarch.com

PROJECT NAME:	Hoekwil		
TITLE:	SECOND DWELLING plans		
SCALE:	As indicated on A1	DATE:	2025.09.29
REV	B	CHECKED BY:	JW
		DRAWN BY:	MD
DRAWING NO.:	HW-CD-202		
STATUS:	ISSUED FOR INFORMATION		



DWELLING HOUSE - roof plan
1 : 100



SECOND DWELLING - roof plan
1 : 100

NOTES:

THE DESIGN ON THIS DRAWING REMAINS THE PROPERTY OF IMPRINT ARCHITECTURE - COPYRIGHT RESERVED.

GENERAL NOTES:

Do not scale drawing. Use figured dimensions only. Overall dimensions take preference. All levels, heights and dimensions are to be checked on site before any work is put in hand. Any discrepancies, errors or omissions are to be reported to the Architect immediately.

The National Building Regulations and all requirements of the relevant local Authority By-laws and or other Authorities concerned must be strictly adhered to.

The quality of all materials and workmanship to comply with the relevant SABS and BSS specifications and shall conform to the minimum standards specified in the architects specifications.

The contractor is responsible for correct setting out of all the buildings, all external and all internal walls with particular reference to boundaries, building lines, etc.

All contractors to check the details shown on this drawing for compliance with standards of good building practice with particular reference to standards of good building practice with particular reference to special requirements necessitated by local and/or on-site condition and to report any comment to the architect.

The contractor, sub-contractors and suppliers must verify all dimensions and levels on site and check same against the drawings before commencing any work and/or chiselling.

The contractor is to build-in approved DPC whether or not these are shown on the drawings, to all external walls and at each floor, beam, or parapet level and to all windows doors and grilles or other openings in external walls. Carefully walls to have stepped DPC. Provide approved DPM under all surface beds.

Unless specified otherwise, provide brick-force for every fourth course in all external and internal walls and for every course for four courses above all doors, windows, and openings.

The contractor, sub-contractors, and/or suppliers must verify the locations of any underground, in wall, or other services and the requirements of the Local Authority concerned must be adhered to when connecting to or interfering with any services.

Damage to any services is entirely at the risk of the contractor, sub-contractor and/or suppliers. Any queries arising from all the above must be reported to the architect for clarification before any work is put in hand.

STRUCTURAL NOTES:

The appointed Structural Engineer to provide specifications and details for all reinforced foundation footings, concrete slabs, columns, beams, and roof trusses.

PLUMBING AND DRAINAGE NOTES:

All plumbing and drainage work and installation of sanitary fittings is to be designed and installed by the selected sub-contractor and is to comply with the relevant Local Authority by-laws, regulations and requirements. Plumbing and drainage indicated on this drawing is schematic only.

Provide EIs to all bends and junctions, with suitable markers at ground level. Provide REs to the head of all runs, and to any run exceeding 25m in length. Minimum fall to all drain pipes to be 1:40.

Provide approved reveal traps to all waste fittings. Provide AE to foot of all soil stacks.

EIs to waste pipes to always be fully accessible.

All soil pipes passing under buildings or footings to be encased in concrete in accordance with the relevant Local Authority by-laws.

PLUMBING AND DRAINAGE NOTES:

The appointed Structural Engineer to provide specifications and details for all reinforced foundation footings, concrete slabs, columns, beams, and roof trusses.

All plumbing and drainage work and installation of sanitary fittings is to be designed and installed by the selected sub-contractor and is to comply with the relevant Local Authority by-laws, regulations and requirements. Plumbing and drainage indicated on this drawing is schematic only.

Provide EIs to all bends and junctions, with suitable markers at ground level. Provide REs to the head of all runs, and to any run exceeding 25m in length. Minimum fall to all drain pipes to be 1:40.

Provide approved reveal traps to all waste fittings. Provide AE to foot of all soil stacks.

EIs to waste pipes to always be fully accessible.

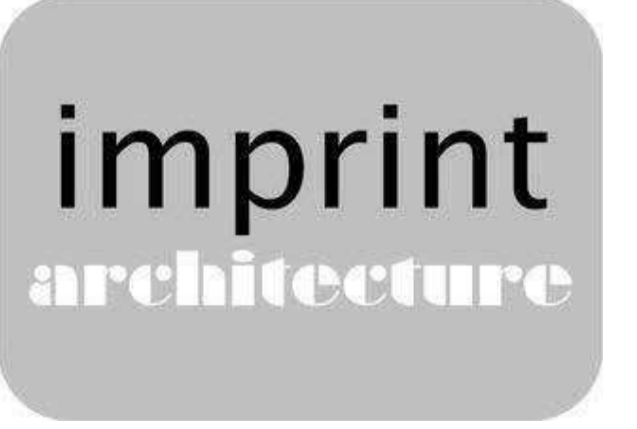
All soil pipes passing under buildings or footings to be encased in concrete in accordance with the relevant Local Authority by-laws.

B	2025.09.29	ISSUED FOR INFORMATION
A	2025.09.19	ISSUED FOR INFORMATION

REV	DATE	DETAILS
●		

DRAWING REVISION DETAILS

©2025 IMPRINT ARCHITECTURE CC
COPYRIGHT SUBSISTS IN THIS WORK. NO PART OF THIS WORK MAY BE REPRODUCED OR ADAPTED IN ANY FORM OR BY ANY MEANS WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. ANY UNAUTHORIZED REPRODUCTION OR ADAPTATION OF THIS WORK WILL CONSTITUTE COPYRIGHT INFRINGEMENT AND RENDER THE INFRINGER LIABLE UNDER BOTH CIVIL AND CRIMINAL LAW.



* 72 craigtowne • 1 richmond avenue •
craighall park • PO box 41853 • craighall • 2024 •
(+27)11 327 0033 | julie@imprintarch.com | www.imprintarch.com

PROJECT NAME:	Hoekwil		
TITLE:	roof plans		
SCALE:	1 : 100	on A1	DATE: 2025.09.29
REV	B	CHECKED BY: JW	DRAWN BY: MD
DRAWING NO:	HW-CD-211		
STATUS:	ISSUED FOR INFORMATION		

NOTES:

THE DESIGN ON THIS DRAWING REMAINS THE PROPERTY OF IMPRINT ARCHITECTURE - COPYRIGHT RESERVED.

GENERAL NOTES:

Do not scale drawing. Use figured dimensions only. Overall dimensions take preference. All levels, heights and dimensions are to be checked on site before any work is put in hand. Any discrepancies, errors or omissions are to be reported to the Architect immediately.

The National Building Regulations and all requirements of the relevant Local Authority By-laws and or other Authorities concerned must be strictly adhered to.

The quality of all materials and workmanship to comply with the relevant SABS and BSS specifications and shall conform to the minimum standards specified in the architect's specifications.

The contractor is responsible for correct setting out of all the buildings, all external and all internal walls with particular reference to boundaries, building lines, etc.

All contractors to check the details shown on this drawing for compliance with standards of good building practice with particular reference to standards of good building practice with particular reference to special requirements necessitated by local and/or on-site conditions and to report any comment to the architect.

The contractor, sub-contractors and suppliers must verify all dimensions and levels on site and check same against the drawings before commencing any work and/or shopping.

The contractor is to build-in approved DPC whether or not these are shown on the drawings, to all external walls and at each floor, beam, or parapet level and to all windows doors and grilles or other openings in external walls. Carefully walls to have stepped DPC. Provide approved DPM under all surface beds.

Unless specified otherwise, provide brick-force for every fourth course in all external and internal walls and for every course for four courses above all doors, windows, and openings.

The contractor, sub-contractors, and/or suppliers must verify the locations of any underground, in wall, or other services and the requirements of the Local Authority concerned must be adhered to when connecting to or interfering with any services.

Damage to any services is entirely at the risk of the contractor, sub-contractor and/or suppliers. Any queries arising from all the above must be reported to the architect for clarification before any work is put in hand.

STRUCTURAL NOTES:

The appointed Structural Engineer to provide specifications and details for all reinforced foundation footings, concrete slabs, columns, beams, and roof trusses.

PLUMBING AND DRAINAGE NOTES:

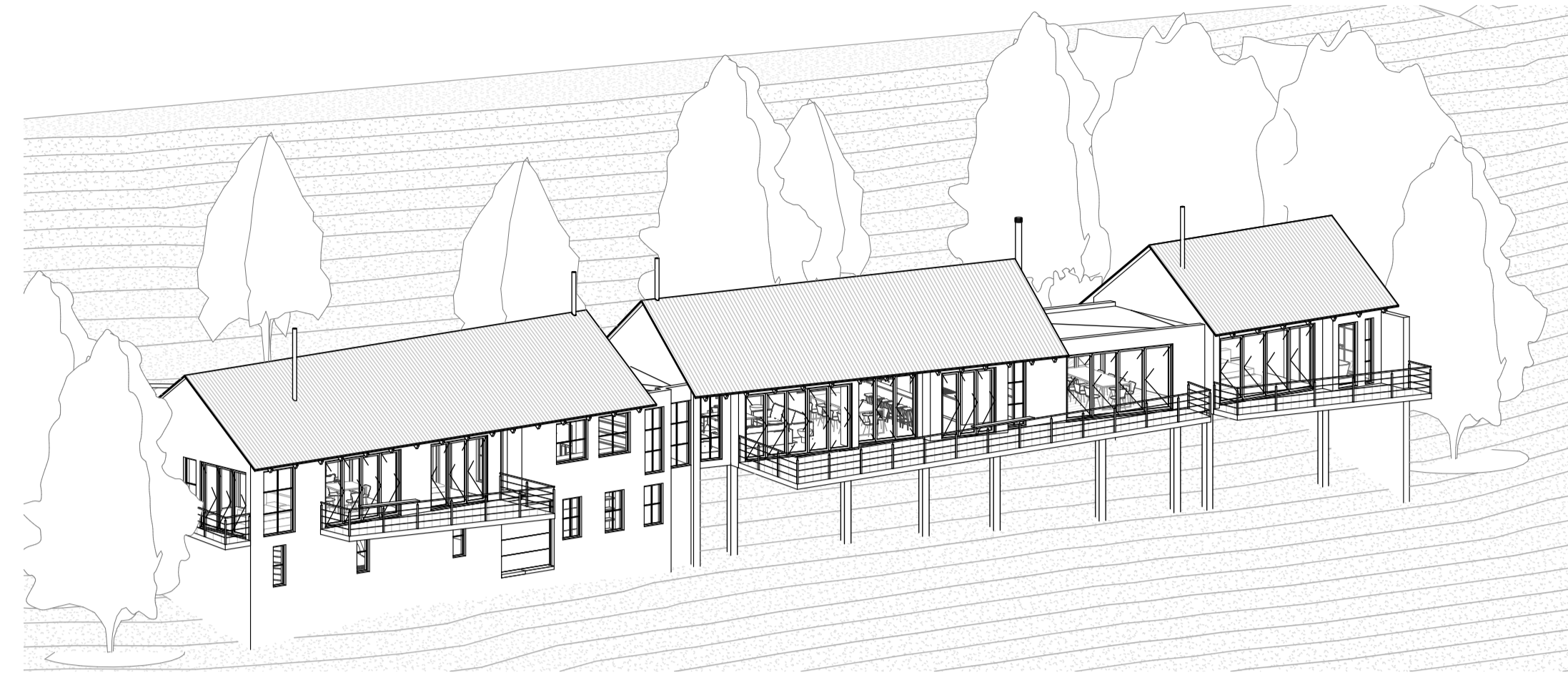
All plumbing and drainage work and installation of sanitary fittings is to be designed and installed by the selected sub-contractor and is to comply with the relevant Local Authority by-laws, regulations and requirements. Plumbing and drainage indicated on this drawing is schematic only.

Provide IEs to all bends and junctions, with suitable markers at ground level. Provide REs to the head of all runs, and to any run exceeding 25m in length. Minimum fall to all drain pipes to be 1:40.

Provide approved reveal traps to all waste fittings. Provide AE to foot of all soil stacks.

IEs to waste pipes to always be fully accessible.

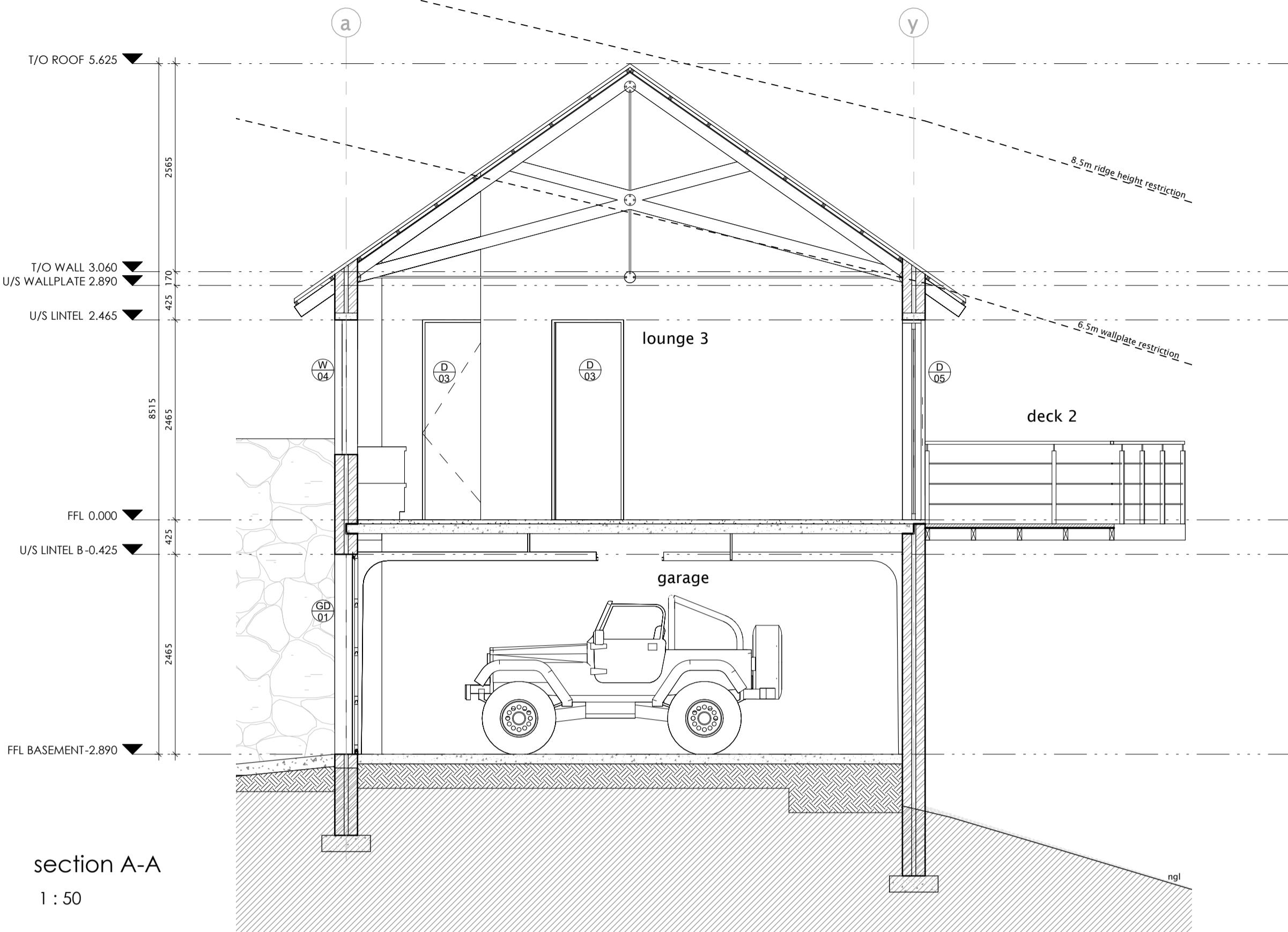
All soil pipes passing under buildings or footings to be encased in concrete in accordance with the relevant Local Authority by-laws.



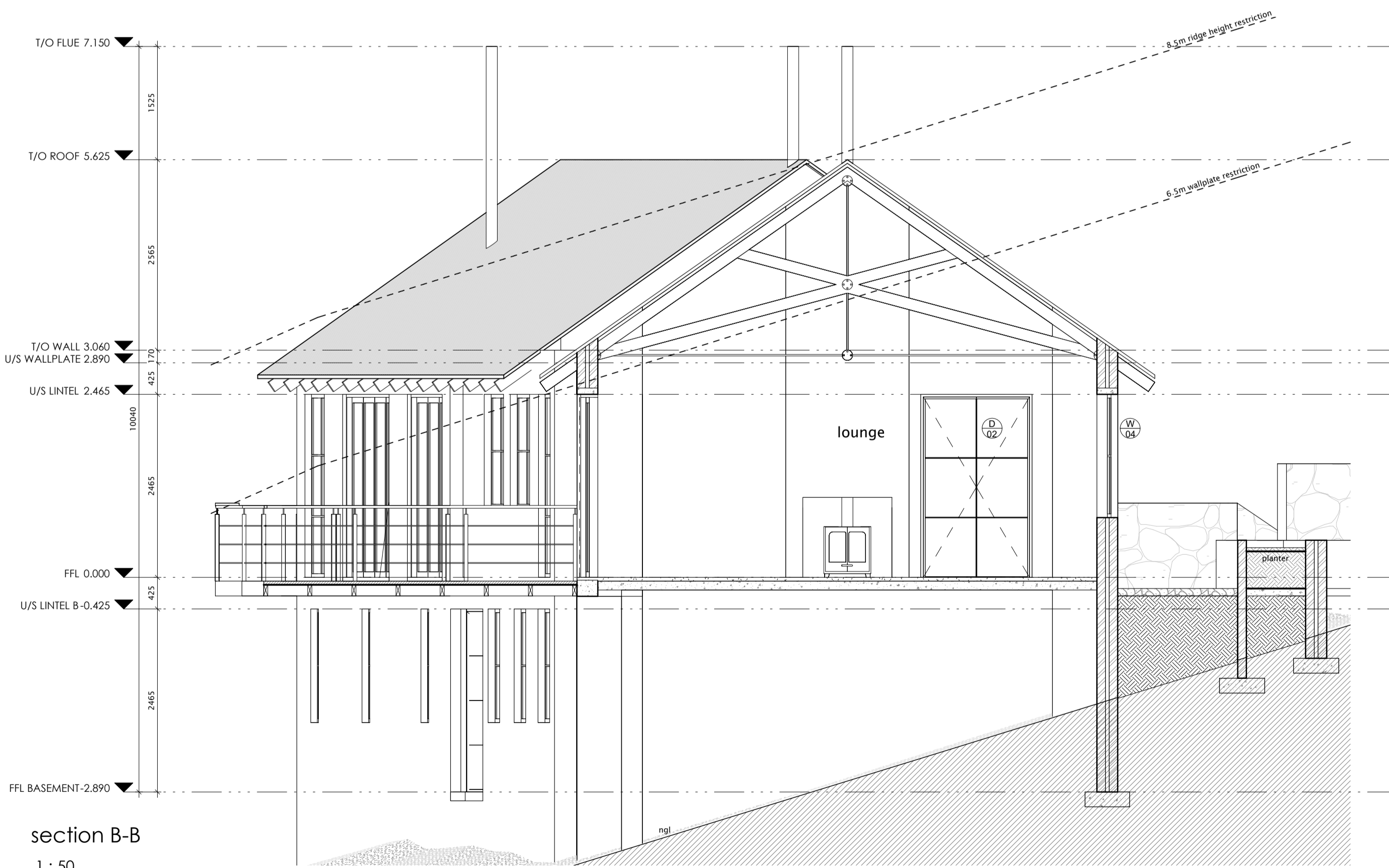
MC front



MC front 2



section A-A
1 : 50

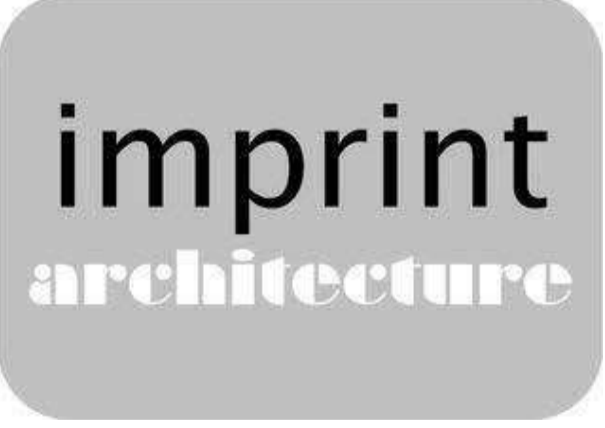


section B-B
1 : 50

B	2025.09.29	ISSUED FOR INFORMATION
A	2025.09.19	ISSUED FOR INFORMATION

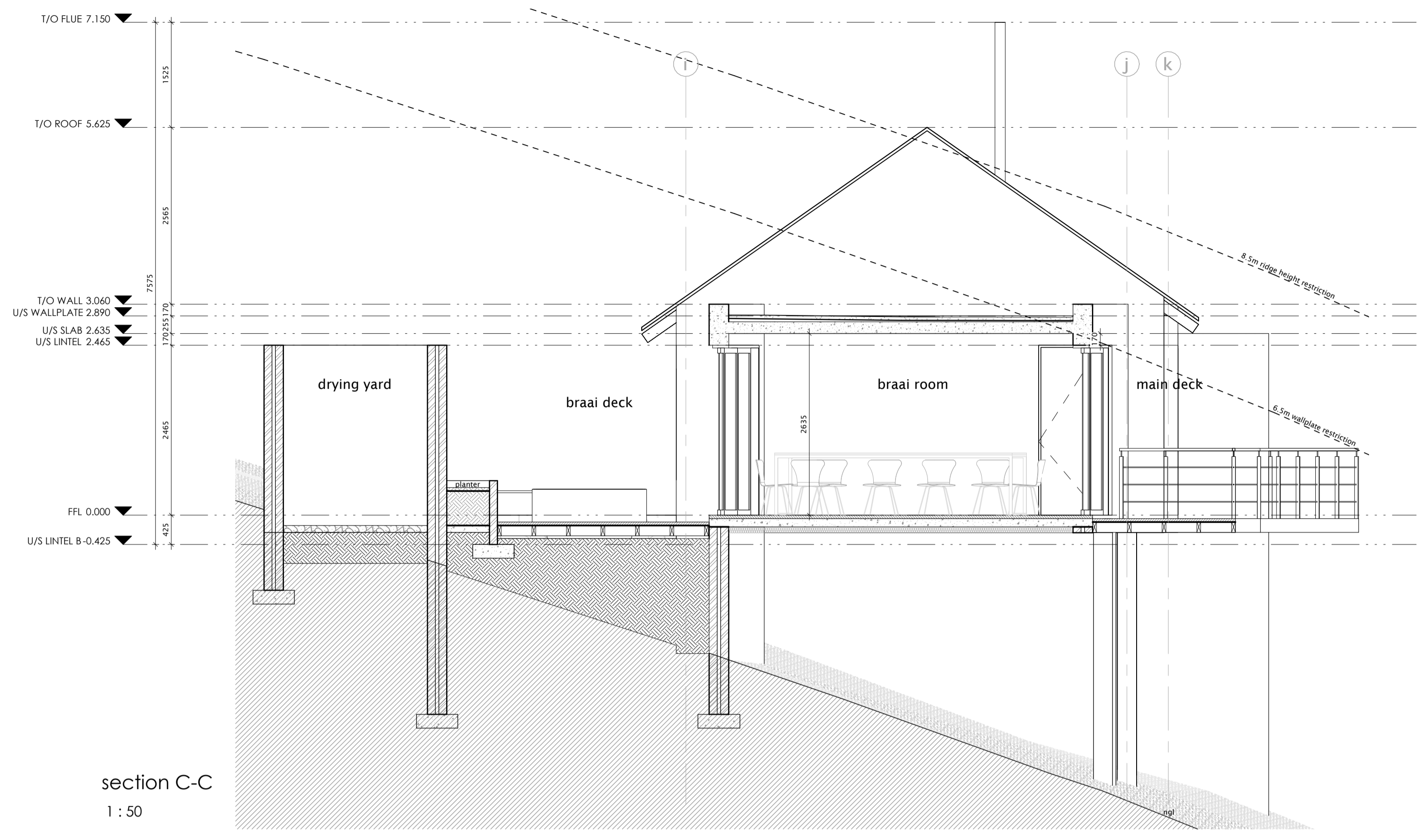
REV	DATE	DETAILS
●		DRAWING REVISION DETAILS

©2025 IMPRINT ARCHITECTURE CC
COPYRIGHT SUBSISTS IN THIS WORK. NO PART OF THIS WORK MAY BE REPRODUCED OR ADAPTED IN ANY FORM OR BY ANY MEANS WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. ANY UNAUTHORIZED REPRODUCTION OR ADAPTATION OF THIS WORK WILL CONSTITUTE COPYRIGHT INFRINGEMENT AND RENDER THE INFRINGER LIABLE UNDER BOTH CIVIL AND CRIMINAL LAW.

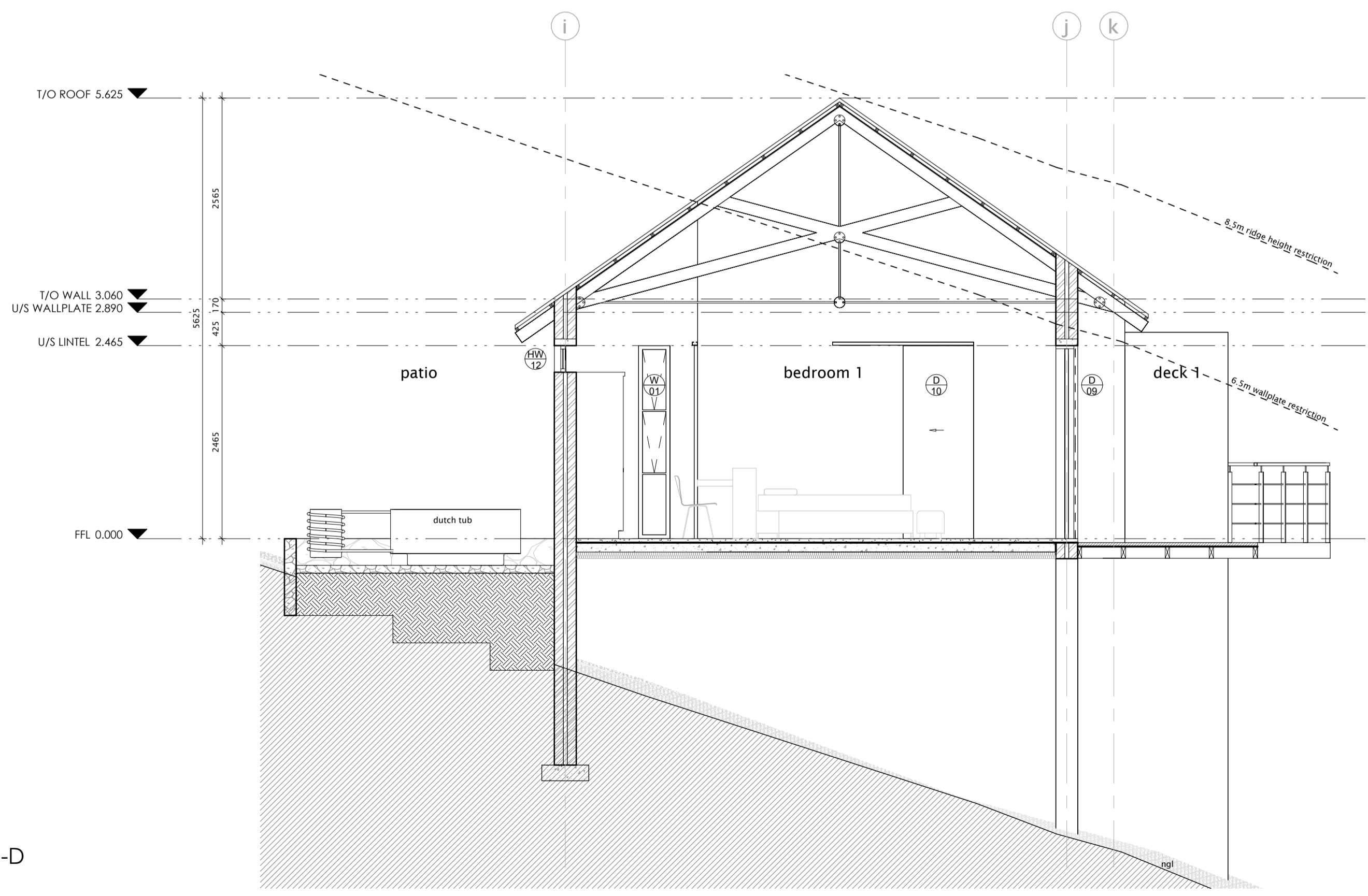


* 72 craigtowne • 1 richmond avenue •
craighall park • PO box 41853 • craighall • 2024 •
(+27)11 327 0033 | julia@imprintarch.com | www.imprintarch.com

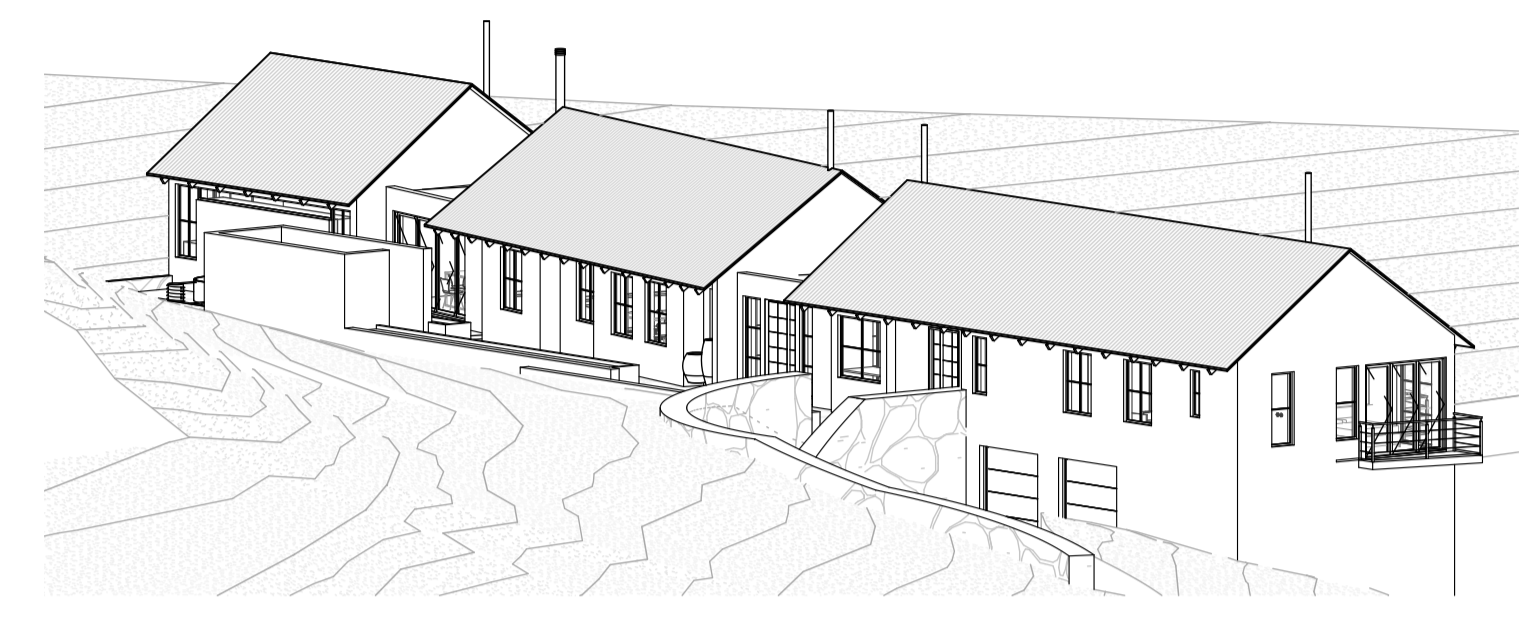
PROJECT NAME:	Hoekwil		
TITLE:	MAIN CABIN sections		
SCALE:	1 : 50	DATE:	2025.09.29
REV	B	CHECKED BY:	JW
		DRAWN BY:	MD
DRAWING NO.:	HW-CD-301		
STATUS:	ISSUED FOR INFORMATION		



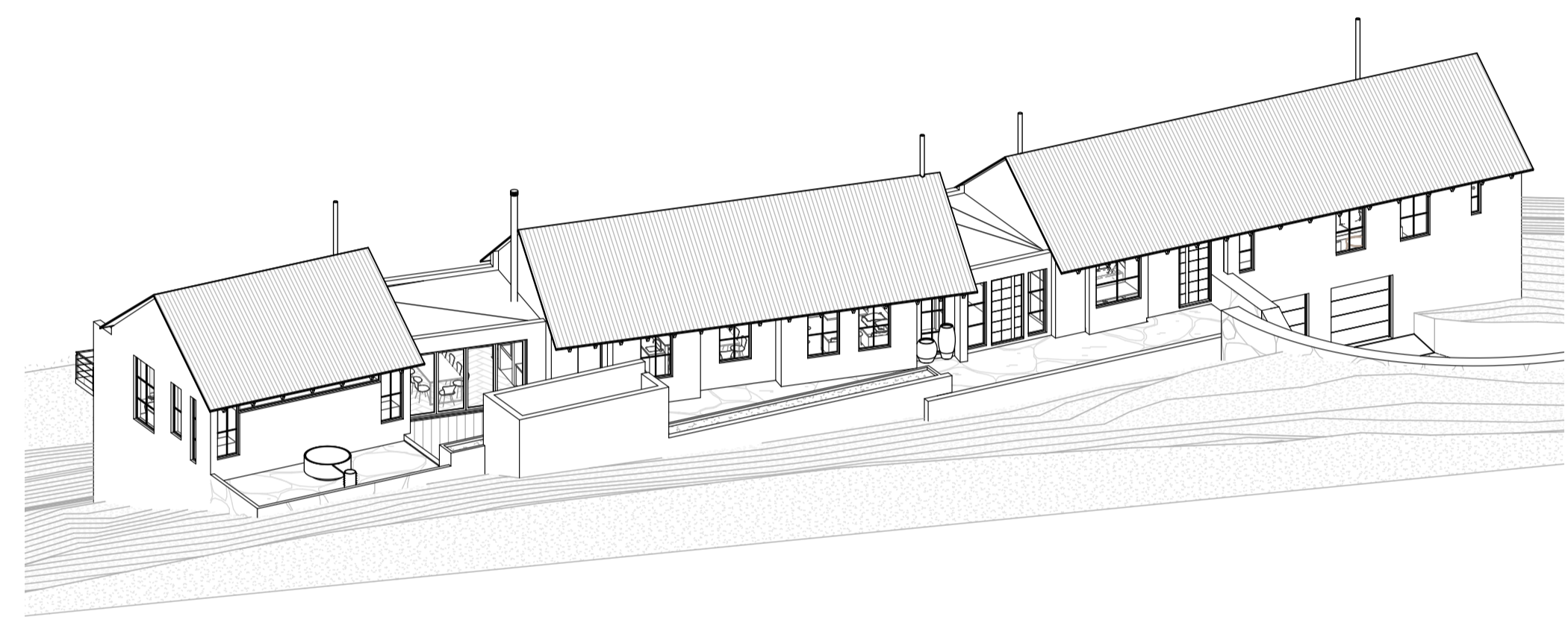
section C-C
1 : 50



section D-D
1 : 50



DH - northwestern view



DH - northern view

NOTES:

THE DESIGN ON THIS DRAWING REMAINS THE PROPERTY OF IMPRINT ARCHITECTURE - COPYRIGHT RESERVED.

GENERAL NOTES:

Do not scale drawing. Use figured dimensions only. Overall dimensions take preference. All levels, heights and dimensions are to be checked on site before any work is put in hand. Any discrepancies, errors or omissions are to be reported to the Architect immediately.
The National Building Regulations and all requirements of the relevant local Authority By-laws and or other Authorities concerned must be strictly adhered to.
The quality of all materials and workmanship to comply with the relevant SABS and BSS specifications and shall conform to the minimum standards specified in the architects specifications.
The contractor is responsible for correct setting out of all the buildings, all external and all internal walls with particular reference to boundaries, building lines, etc.
All contractors to check the details shown on this drawing for compliance with standards of good building practice with particular reference to standards of good building practice with particular reference to special requirements necessitated by local and/or on-site condition and to report any comment to the architect.
The contractor, sub-contractors and suppliers must verify all dimensions and levels on site and check same against the drawings before commencing any work and/or shopping.
The contractor is to build-in approved DPC whether or not these are shown on the drawings, to all external walls and at each floor, beam, or parapet level and to all windows doors and grilles or other openings in external walls. Carefully walls to have stepped DPC.
Provide approved DPM under all surface beds.
Unless specified otherwise, provide brick-force for every fourth course in all external and internal walls and for every course for four courses above all doors, windows, and openings.
The contractor, sub-contractors, and/or suppliers must verify the locations of any underground, in wall, or other services and the requirements of the Local Authority concerned must be adhered to when connecting to or interfering with any services.
Damage to any services is entirely at the risk of the contractor, sub-contractor and/or suppliers. Any queries arising from all the above must be reported to the architect for clarification before any work is put in hand.

STRUCTURAL NOTES:

The appointed Structural Engineer to provide specifications and details for all reinforced foundation footings, concrete slabs, columns, beams, and roof trusses.

PLUMBING AND DRAINAGE NOTES:

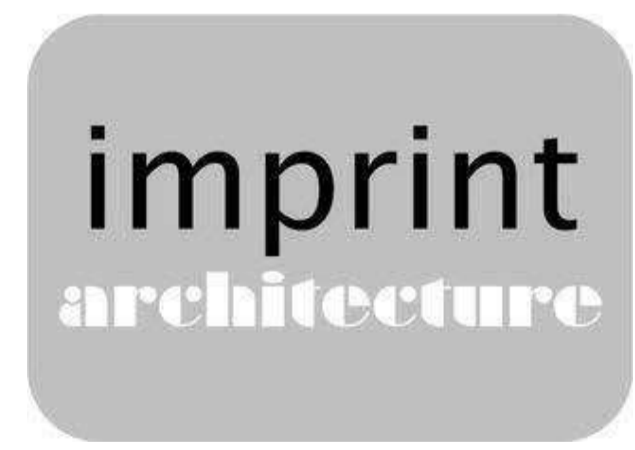
All plumbing and drainage work and installation of sanitary fittings is to be designed and installed by the selected sub-contractor and is to comply with the relevant Local Authority by-laws, regulations and requirements. Plumbing and drainage indicated on this drawing is schematic only.
Provide IEs at all bends and junctions, with suitable markers at ground level. Provide REs to the head of all runs, and to any run exceeding 25m in length. Minimum fall to all drain pipes to be 1:40.
Provide approved reveal traps to all waste fittings. Provide AE to foot of all soil stacks.
IEs to waste pipes to always be fully accessible.
All soil pipes passing under buildings or footings to be encased in concrete in accordance with the relevant Local Authority by-laws.

B	2025.09.29	ISSUED FOR INFORMATION
A	2025.09.19	ISSUED FOR INFORMATION

REV	DATE	DETAILS

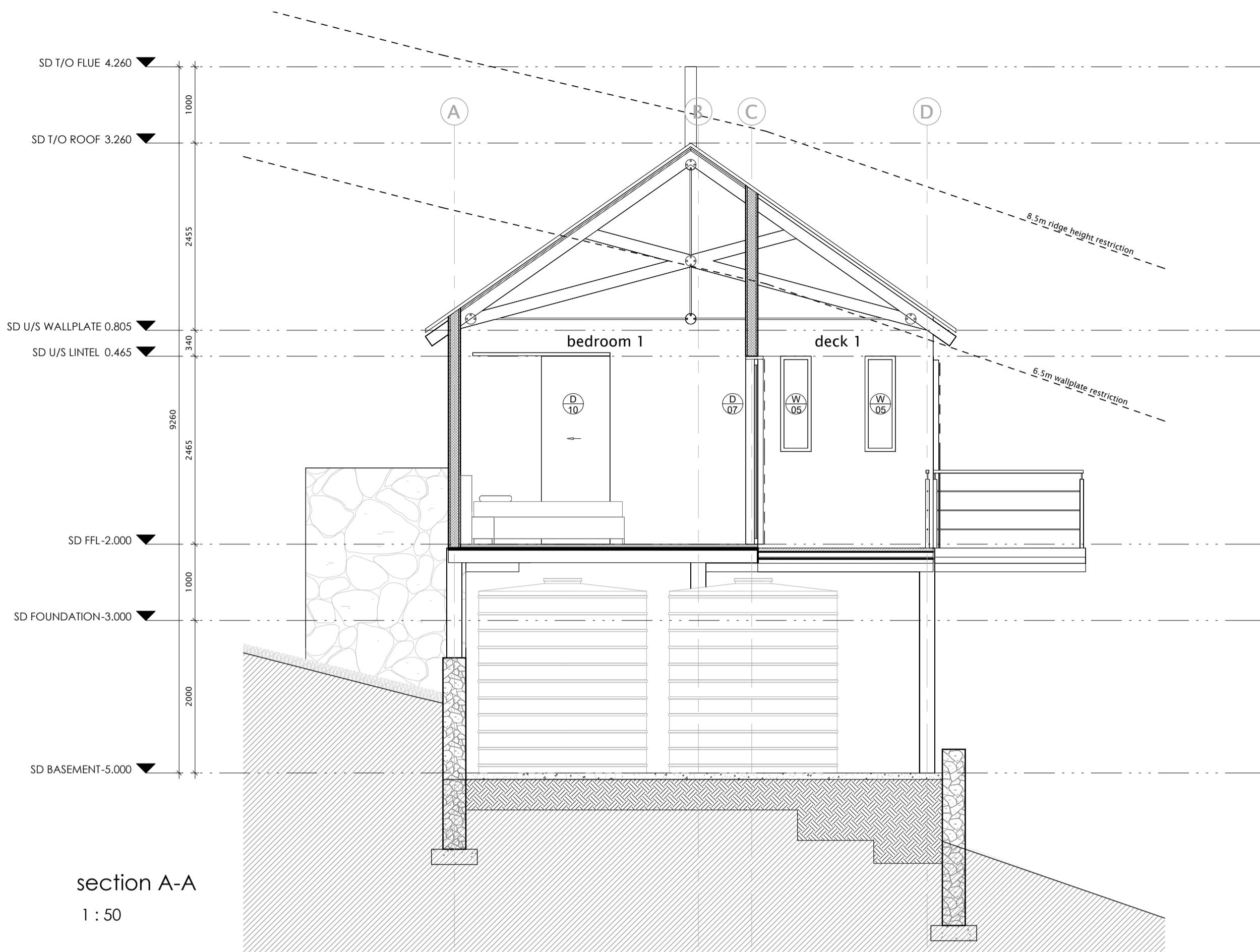
DRAWING REVISION DETAILS

©2025 IMPRINT ARCHITECTURE CC
COPYRIGHT SUBSISTS IN THIS WORK. NO PART OF THIS WORK MAY BE REPRODUCED OR ADAPTED IN ANY FORM OR BY ANY MEANS WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. ANY UNAUTHORIZED REPRODUCTION OR ADAPTATION OF THIS WORK WILL CONSTITUTE COPYRIGHT INFRINGEMENT AND RENDER THE INFRINGER LIABLE UNDER BOTH CIVIL AND CRIMINAL LAW.

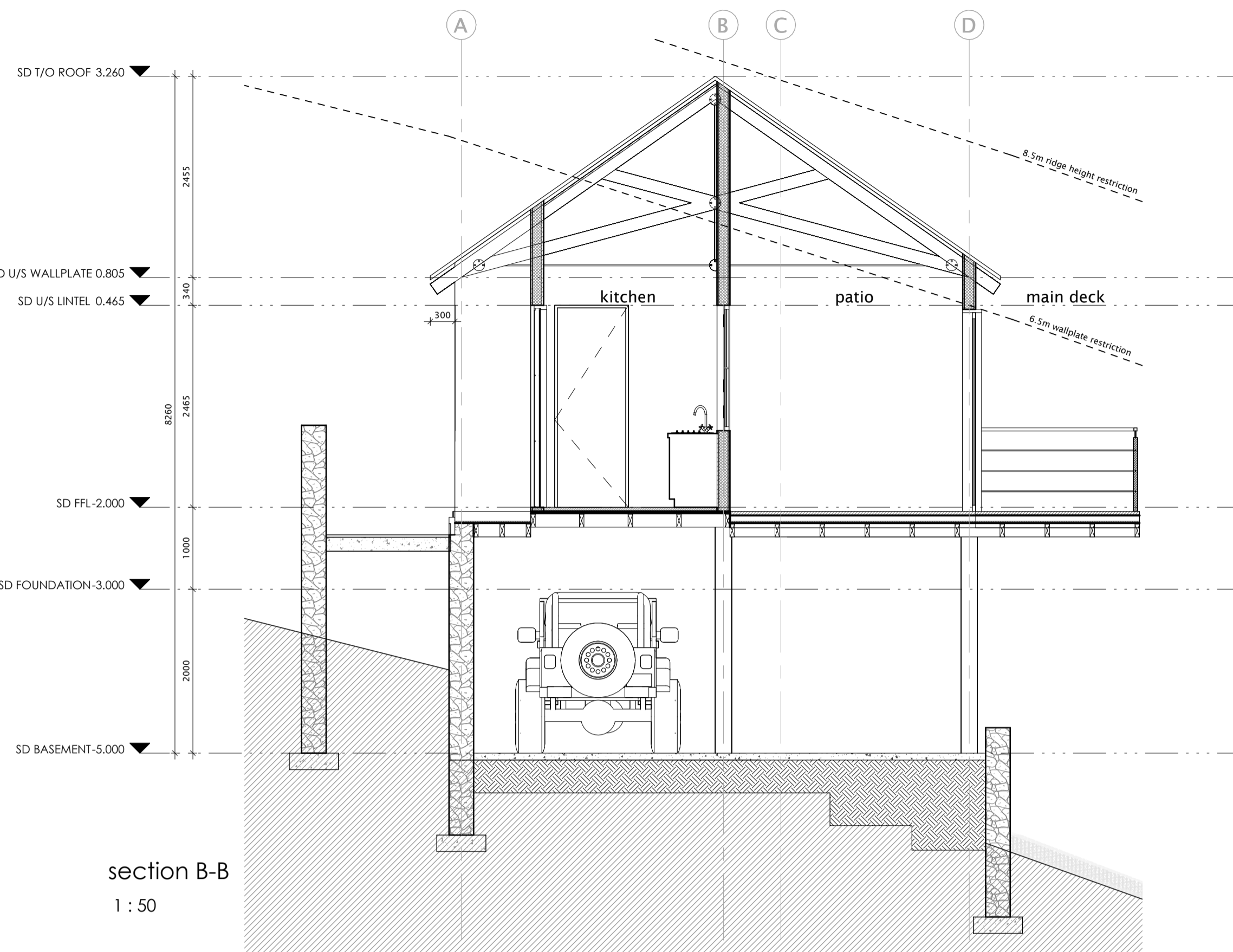


• 72 craigtowne • 1 richmond avenue •
craighall park • PO box 41853 • craighall • 2024 •
(+27)11 327 0033 | julia@imprintarch.com | www.imprintarch.com

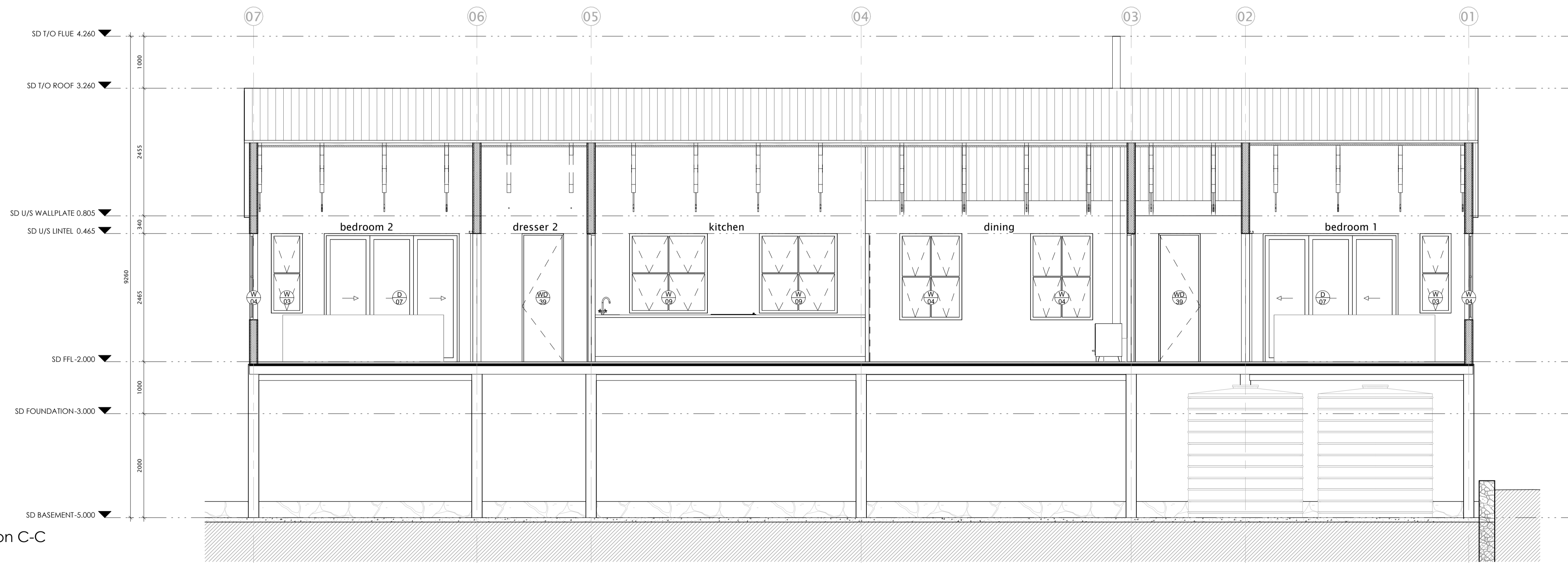
PROJECT NAME:	Hoekwil		
TITLE:	MAIN CABIN sections		
SCALE:	1 : 50	on A1	DATE: 2025.09.29
REV	B	CHECKED BY: JW	DRAWN BY: MD
DRAWING NO:	HW-CD-302		
STATUS:	ISSUED FOR INFORMATION		



section A-A
1 : 50



section B-B
1 : 50



section C-C
1 : 50

NOTES:

THE DESIGN ON THIS DRAWING REMAINS THE PROPERTY OF
IMPRINT ARCHITECTURE - COPYRIGHT RESERVED.

GENERAL NOTES:

Do not scale drawing. Use figured dimensions only. Overall dimensions take preference. All levels, heights and dimensions are to be checked on site before any work is put in hand. Any discrepancies, errors or omissions are to be reported to the Architect immediately.

The National Building Regulations and all requirements of the relevant Local Authority By-laws and or other Authorities concerned must be strictly adhered to.

The quality of all materials and workmanship to comply with the relevant SABS and BSS specifications and shall conform to the minimum standards specified in the architect's specifications.

The contractor is responsible for correct setting out of all the buildings, all external and all internal walls with particular reference to boundaries, building lines, etc.

All contractors to check the details shown on this drawing for compliance with standards of good building practice with particular reference to standards of good building practice with particular reference to special requirements necessitated by local and/or on-site condition and to report any comment to the architect.

The contractor, sub-contractors and suppliers must verify all dimensions and levels on site and check same against the drawings before commencing any work and/or chocking.

The contractor is to build-in approved DPC whether or not these are shown on the drawings, to all external walls and at each floor, beam, or parapet level and to all windows doors and grilles or other openings in external walls. Carefully walls to have stepped DPC. Provide approved DPM under all surface beds.

Unless specified otherwise, provide brick-force for every fourth course in all external and internal walls and for every course for four courses above all doors, windows, and openings.

The contractor, sub-contractors, and/or suppliers must verify the locations of any underground, in wall, or other services and the requirements of the Local Authority concerned must be adhered to when connecting to or interfering with any services.

Damage to any services is entirely at the risk of the contractor, sub-contractor and/or suppliers. Any queries arising from all the above must be reported to the architect for clarification before any work is put in hand.

STRUCTURAL NOTES:

The appointed Structural Engineer to provide specifications and details for all reinforced foundation footings, concrete slabs, columns, beams, and roof trusses.

PLUMBING AND DRAINAGE NOTES:

All plumbing and drainage work and installation of sanitary fittings is to be designed and installed by the selected sub-contractor and is to comply with the relevant Local Authority by-laws, regulations and requirements. Plumbing and drainage indicated on this drawing is schematic only.

Provide IE's to all bends and junctions, with suitable markers at ground level. Provide RE's to the head of all runs, and to any run exceeding 25m in length. Minimum fall to all drain pipes to be 1:40.

Provide approved reveal traps to all waste fittings. Provide AE to foot of all soil stacks. IE's to waste pipes to always be accessible.

All soil pipes passing under buildings or footings to be encased in concrete in accordance with the relevant Local Authority by-laws.

B	2025.09.29	ISSUED FOR INFORMATION
A	2025.09.19	ISSUED FOR INFORMATION

● REV DATE DETAILS
DRAWING REVISION DETAILS

©2025 IMPRINT ARCHITECTURE CC
COPYRIGHT SUBSISTS IN THIS WORK. NO PART OF THIS WORK MAY BE REPRODUCED OR ADAPTED IN ANY FORM OR BY ANY MEANS WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. ANY UNAUTHORIZED REPRODUCTION OR ADAPTATION OF THIS WORK WILL CONSTITUTE COPYRIGHT INFRINGEMENT AND RENDER THE INFRINGER LIABLE UNDER BOTH CIVIL AND CRIMINAL LAW.

**imprint
architecture**

* 72 craigtowne * 1 richmond avenue *
craighall park * PO box 41853 * craighall * 2024 *
(+27)11 327 0033 | julie@imprintarch.com | www.imprintarch.com

PROJECT NAME:	Hoekwil		
TITLE:	SECOND DWELLING sections		
SCALE:	1 : 50	on A1	DATE: 2025.09.29
REV	B	CHECKED BY: JW	DRAWN BY: MD
DRAWING NO.:	HW-CD-303		
STATUS:	ISSUED FOR INFORMATION		

NOTES:

THE DESIGN ON THIS DRAWING REMAINS THE PROPERTY OF
IMPRINT ARCHITECTURE - COPYRIGHT RESERVED.

GENERAL NOTES:

Do not scale drawing. Use figured dimensions only. Overall dimensions take preference. All levels, heights and dimensions are to be checked on site before any work is put in hand. Any discrepancies, errors or omissions are to be reported to the Architect immediately.

The National Building Regulations and all requirements of the relevant Local Authority By-laws and/or other Authorities concerned must be strictly adhered to.

The quality of all materials and workmanship to comply with the relevant SABS and BSS specifications and shall conform to the minimum standards specified in the architects specifications.

The contractor is responsible for correct setting out of all the buildings, all external and all internal walls with particular reference to boundaries, building lines, etc.

All contractors to check the details shown on this drawing for compliance with standards of good building practice with particular reference with standards of good building practice with particular reference to special requirements necessitated by local and/or on-site condition and to report any comment to the architect.

The contractor is to build-in approved DPC whether or not these are shown on the drawings, to all external walls and at each floor, beam, or parapet level and to all windows doors and grilles or other openings in external walls. Carefully walls to have stepped DPC. Provide approved DPM under all surface beds.

Unless specified otherwise, provide brick-work for every fourth course in all external and internal walls and for every course for four courses above all doors, windows, and openings.

The contractor, sub-contractors, and/or suppliers must verify the locations of any underground, in wall, or other services and the requirements of the Local Authority concerned must be adhered to when connecting to or interfering with any services.

Damage to any services is entirely at the risk of the contractor, sub-contractor and/or suppliers. Any queries arising from all the above must be reported to the architect for clarification before any work is put in hand.

STRUCTURAL NOTES:

The appointed Structural Engineer to provide specifications and details for all reinforced foundation footings, concrete slabs, columns, beams, and roof trusses.

PLUMBING AND DRAINAGE NOTES:

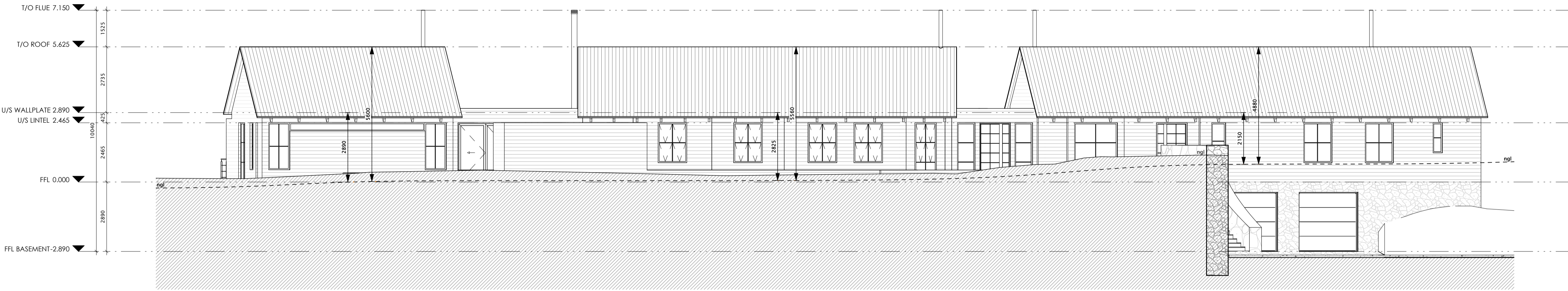
All plumbing and drainage work and installation of sanitary fittings is to be designed and installed by the selected sub-contractor and is to comply with the relevant Local Authority by-laws, regulations and requirements. Plumbing and drainage indicated on this drawing is schematic only.

Provide IEs to all bends and junctions, with suitable markers at ground level. Provide REs to the head of all runs, and to any run exceeding 25m in length. Minimum fall to all drain pipes to be 1:40.

Provide approved reveal traps to all waste fittings. Provide AE to foot of all soil stacks.

IEs to waste pipes to always be fully accessible.

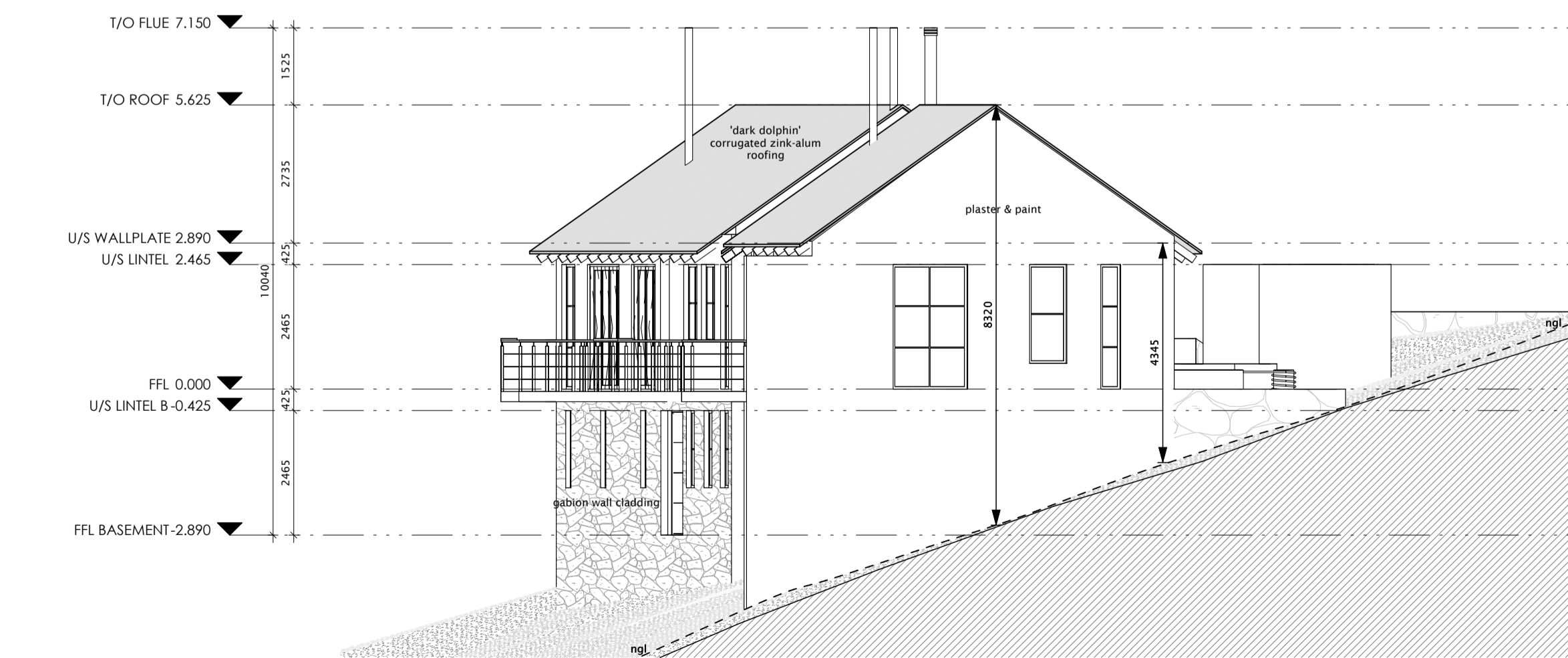
All soil pipes passing under buildings or footings to be encased in concrete in accordance with the relevant Local Authority by-laws.



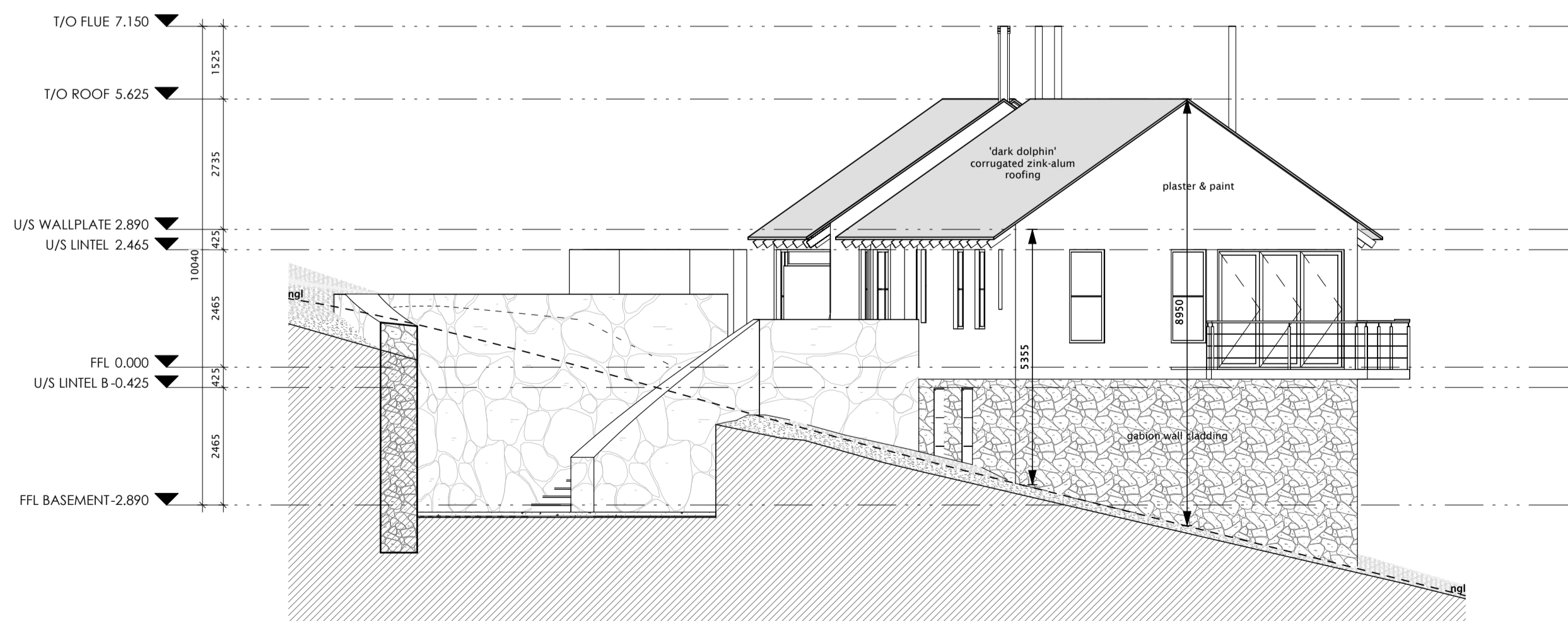
DWELLING HOUSE - northwest elevation
1 : 100



DWELLING HOUSE - southeast elevation
1 : 100



DWELLING HOUSE - northeast elevation
1 : 100



DWELLING HOUSE - southwest elevation
1 : 100

B 2025.09.29 ISSUED FOR INFORMATION
A 2025.09.19 ISSUED FOR INFORMATION

● REV DATE DETAILS
DRAWING REVISION DETAILS

©2025 IMPRINT ARCHITECTURE CC
COPYRIGHT SUBSISTS IN THIS WORK. NO PART OF THIS WORK MAY BE REPRODUCED OR ADAPTED IN ANY FORM OR BY ANY MEANS WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. ANY UNAUTHORIZED REPRODUCTION OR ADAPTATION OF THIS WORK WILL CONSTITUTE COPYRIGHT INFRINGEMENT AND RENDER THE INFRINGER LIABLE UNDER BOTH CIVIL AND CRIMINAL LAW.

PROJECT NAME: **Hoekwil**

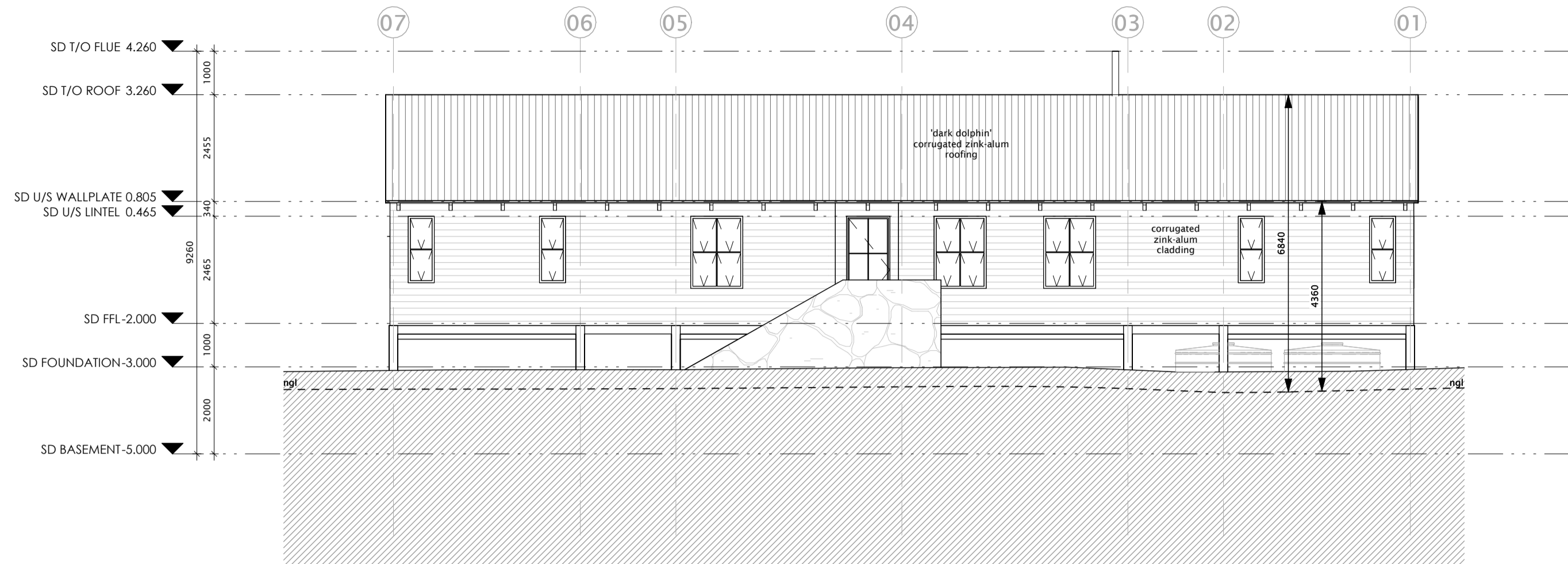
TITLE: **MAIN CABIN elevations**

SCALE: **1 : 100** on A1 DATE: **2025.09.29**

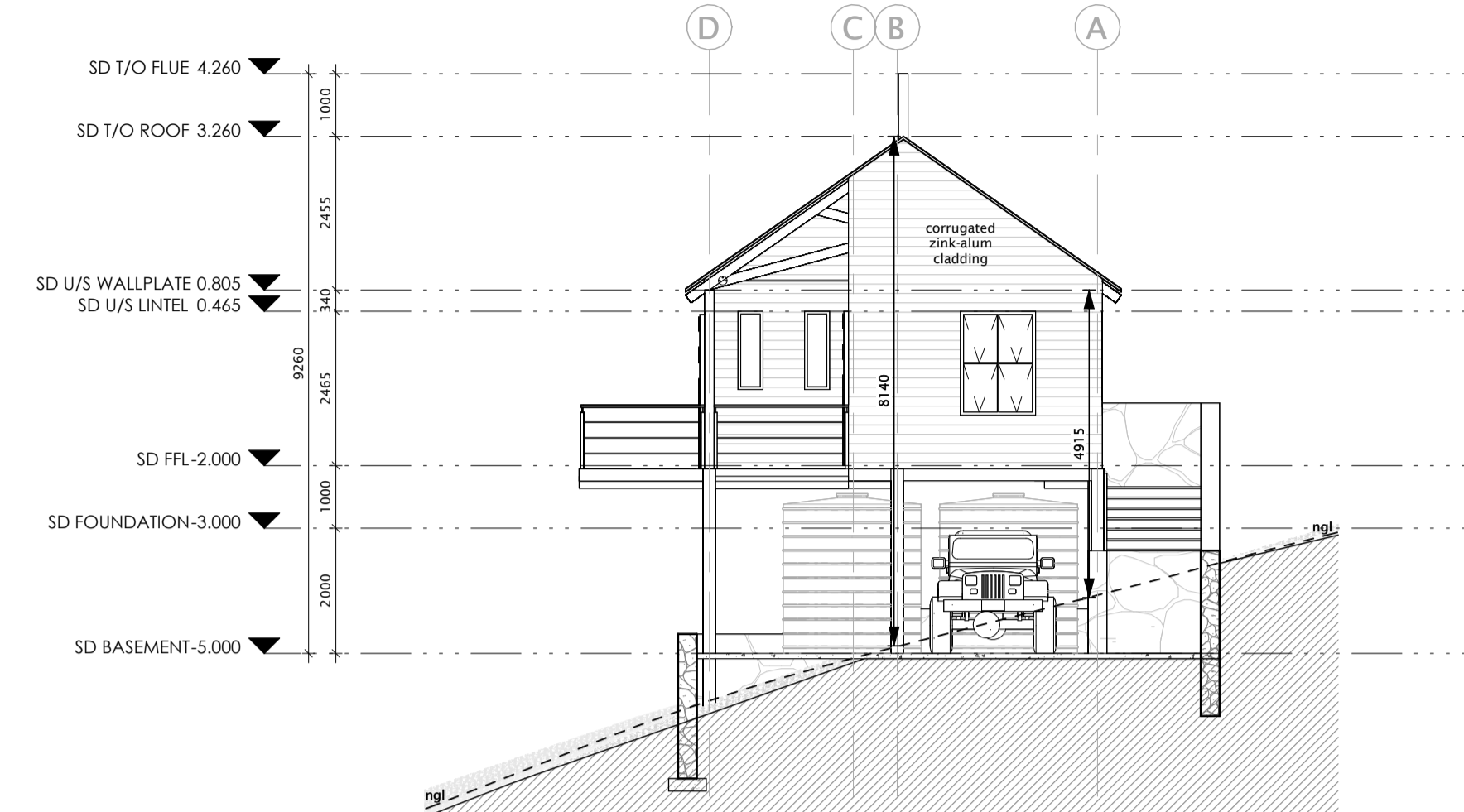
REV **B** CHECKED BY: **JW** DRAWN BY: **MD**

DRAWING NO: **HW-CD-401**

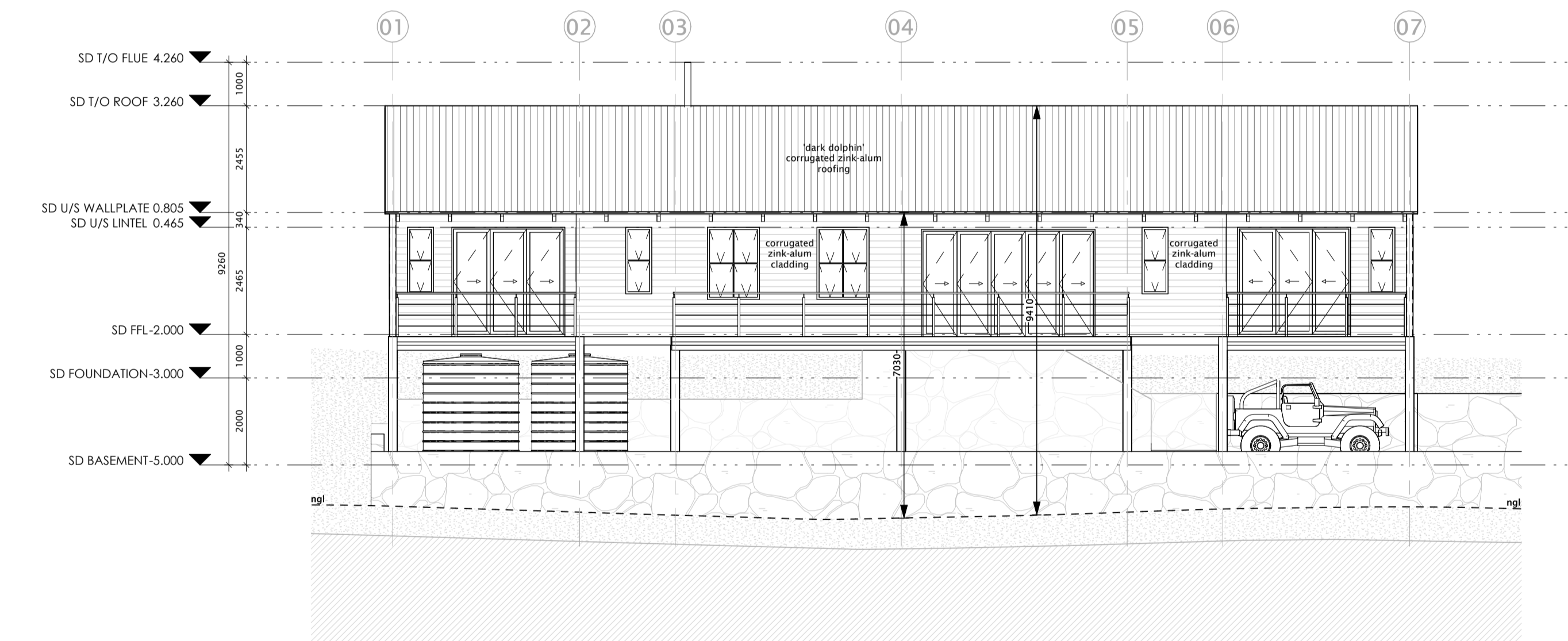
STATUS: **ISSUED FOR INFORMATION**



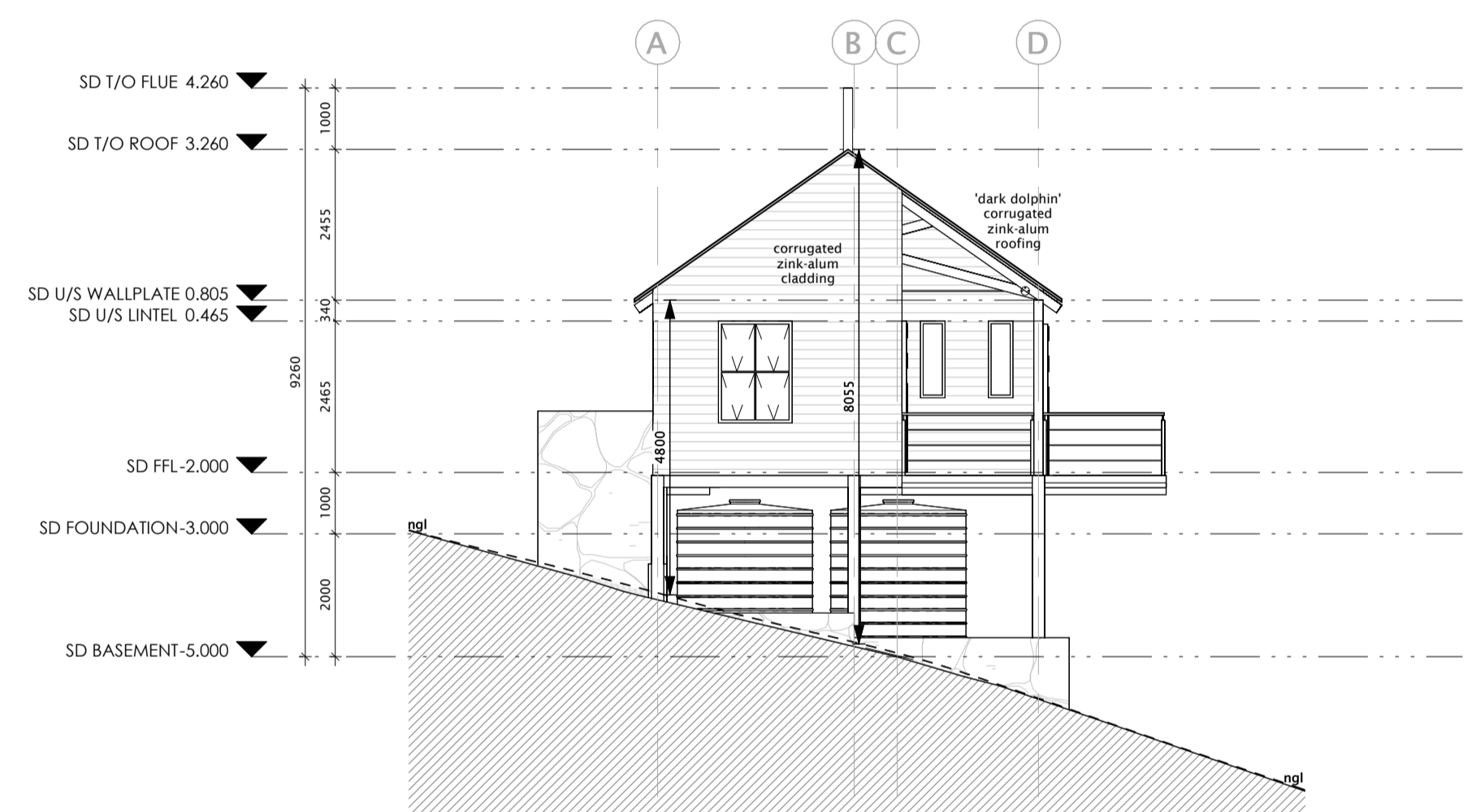
SECOND DWELLING - north elevation
1 : 100



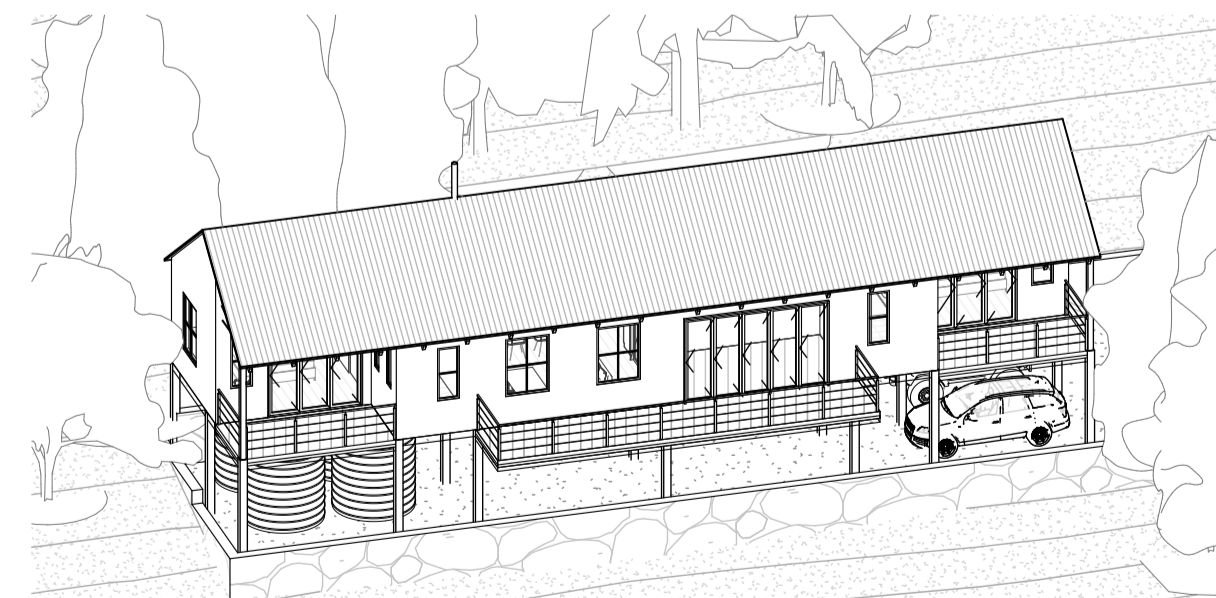
SECOND DWELLING - east elevation
1 : 100



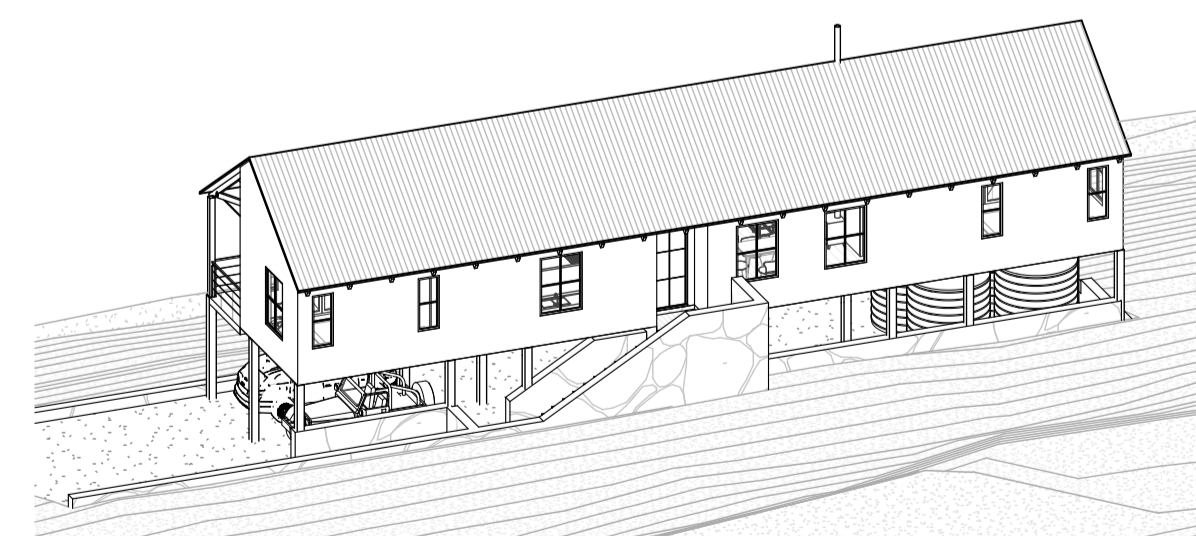
SECOND DWELLING - south elevation
1 : 100



SECOND DWELLING - west elevation
1 : 100



SD - southern view



SD - northern view

NOTES:

THE DESIGN ON THIS DRAWING REMAINS THE PROPERTY OF IMPRINT ARCHITECTURE - COPYRIGHT RESERVED.

GENERAL NOTES:

Do not scale drawing. Use figured dimensions only. Overall dimensions take preference. All levels, heights and dimensions are to be checked on site before any work is put in hand. Any discrepancies, errors or omissions are to be reported to the Architect immediately.

The National Building Regulations and all requirements of the relevant local Authority By-laws and or other Authorities concerned must be strictly adhered to.

The quality of all materials and workmanship to comply with the relevant SABS and BSS specifications and shall conform to the minimum standards specified in the architects specifications.

The contractor is responsible for correct setting out of all the buildings, all external and all internal walls with particular reference to boundaries, building lines, etc.

All contractors to check the details shown on this drawing for compliance with standards of good building practice with particular reference with standards of good building practice with particular reference to special requirements necessitated by local and/or on-site condition and to report any comment to the architect.

The contractor, sub-contractors and suppliers must verify all dimensions and levels on site and check same against the drawings before commencing any work and/or shopping.

The contractor is to build-in approved DPC whether or not these are shown on the drawings, to all external walls and at each floor, beam, or parapet level and to all windows doors and grilles or other openings in external walls. Carefully walls to have stepped DPC. Provide approved DPM under all surface beds.

Unless specified otherwise, provide brick-force for every fourth course in all external and internal walls and for every course for four courses above all doors, windows, and openings.

The contractor, sub-contractors, and/or suppliers must verify the locations of any underground, in wall, or other services and the requirements of the Local Authority concerned must be adhered to when connecting to or interfering with any services.

Damage to any services is entirely at the risk of the contractor, sub-contractor and/or suppliers. Any queries arising from all the above must be reported to the architect for clarification before any work is put in hand.

STRUCTURAL NOTES:

The appointed Structural Engineer to provide specifications and details for all reinforced foundation footings, concrete slabs, columns, beams, and roof trusses.

PLUMBING AND DRAINAGE NOTES:

All plumbing and drainage work and installation of sanitary fittings is to be designed and installed by the selected sub-contractor and is to comply with the relevant Local Authority by-laws, regulations and requirements. Plumbing and drainage indicated on this drawing is schematic only.

Provide IE's at all bends and junctions, with suitable markers at ground level. Provide RE's to the head of all runs, and to any run exceeding 25m in length. Minimum fall to all drain pipes to be 1:40.

Provide approved reveal traps to all waste fittings. Provide AE to foot of all soil stacks.

IE's to waste pipes to always be fully accessible.

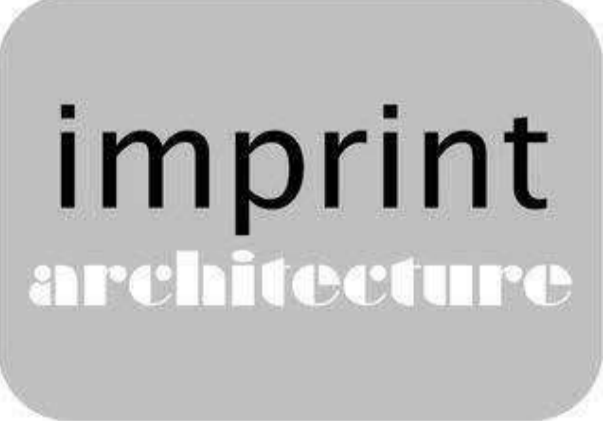
All soil pipes passing under buildings or footings to be encased in concrete in accordance with the relevant Local Authority by-laws.

B	2025.09.29	ISSUED FOR INFORMATION
A	2025.09.19	ISSUED FOR INFORMATION

REV	DATE	DETAILS

DRAWING REVISION DETAILS

©2025 IMPRINT ARCHITECTURE CC
COPYRIGHT SUBSISTS IN THIS WORK. NO PART OF THIS WORK MAY BE REPRODUCED OR ADAPTED IN ANY FORM OR BY ANY MEANS WITHOUT THE ARCHITECT'S WRITTEN PERMISSION. ANY UNAUTHORISED REPRODUCTION OR ADAPTATION OF THIS WORK WILL CONSTITUTE COPYRIGHT INFRINGEMENT AND RENDER THE INFRINGER LIABLE UNDER BOTH CIVIL AND CRIMINAL LAW.



* 72 craigtowne • 1 richmond avenue •
craighall park • PO box 41853 • craighall • 2024 •
(+27)11 327 0033 | julia@imprintarch.com | www.imprintarch.com

PROJECT NAME:	Hoekwil		
TITLE:	SECOND DWELLING elevations		
SCALE:	1 : 100	on A1	DATE: 2025.09.29
REV	B	CHECKED BY: JW	DRAWN BY: MD
DRAWING NO:	HW-CD-402		
STATUS:	ISSUED FOR INFORMATION		

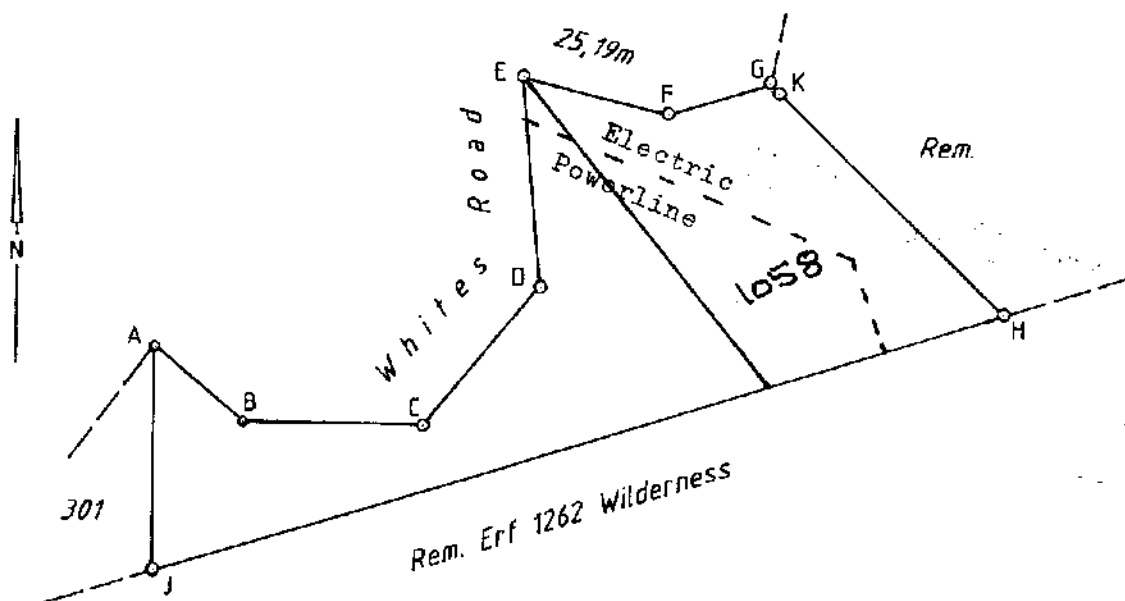
SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES, System Lo.23			S.G. No.	
		Y	X			
	Constants				6233-91 Approved <i>[Signature]</i> Surveyor-General 1991-09-23	
AB	78,38	312 02 10	A	+ 0,00		+3700000,00
BC	116,54	270 01 10	B	+ 37 382,02		+ 62 352,28
CD	120,65	219 41 40	C	+ 37 323,81		+ 62 404,76
DE	142,82	175 36 00	D	+ 37 207,27		+ 62 404,80
EF	97,95	285 10 40	E	+ 37 130,21		+ 62 311,96
FG	70,06	252 38 10	F	+ 37 141,16		+ 62 169,56
GH	218,48	315 15 10	G	+ 37 046,63		+ 62 195,20
HJ	585,03	72 44 10	H	+ 36 979,77		+ 62 174,30
JA	150,82	180 59 50	J	+ 36 825,97		+ 62 329,47
				+ 37 384,64		+ 62 503,08

Indicatory data

GK	10,00	315 15 10	K	+ 36 972,73	+ 62 181,40
	Knys 34	No.231	△	+ 37 341,14	+ 62 089,46
	Rondevalle1	No.69	△	+ 24 059,35	+ 65 278,97

Description of beacons

- A,B,C,D,E,F,G,H,J - 20mm iron peg and cairn.
- K - 12mm iron peg and cairn.



Scale 1:5 000

The figure A B C D E F G H J

represents 6,8920 hectares

of land, being

Erf 547 (a ptn. of Erf 297) Hoekwil

situate in the Wildernishoogte Local Area, in the

Administrative District of George

Province of Cape of Good Hope.

Surveyed in July 1991

by me

[Signature]
P.G. Tarbaton Land Surveyor

This diagram is annexed to

The original diagram is

File No. ~~5-4924~~ Geor 157

No. 5491/93
dated
i.f.o.

No. 126/61

S.R. No. 1980/91

Annexed to D/T

Comp. BL-8CCD (4139)
BL-8CC/Z42(1766)

1962. 396 .19632

Gen. Plan 1730LD

Registrar of Deeds

FOR ENDORSEMENTS
SEE BACK OF DIAGRAM

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMARKS
E2482/05	5447/2005	Erf1058	3,0109 ^{Ha}	99312/06	N.D	

AREA OF SECT. 25
 FORM 157-905
 DIST. 14/7/2/611
 DATE 1991-05-24

**Extract of the minutes of a meeting by the members of *The Suter Family Trust* held
at Cape Town regarding power of attorney for
Dr. Jason Suter to act on behalf of the Suter Family Trust in matters
pertaining to Erf 547, Hoekwil (Wilderness Heights)**

Decision:

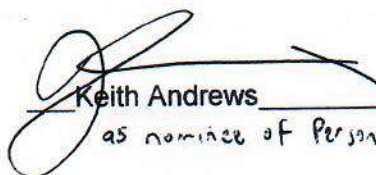
That Dr. Jason Suter may act as necessary in land use matters regarding Erf 547, Hoekwil (Wilderness Heights).

Certified as just:



Alexander James Simpson

Date 15/03/2019



P.P
Keith Andrews
as nominee of Personal Trust (Pty) Ltd.

Date 15/03/2019



Lisa Kim Micklesfield

Date 16/03/2019



Jason Alexander Simpson

Date 15/03/2019

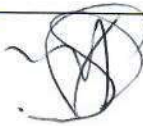
POWER OF ATTORNEY

I, **Jason Suter**, the authorised trustee of **The Suter Family Trust**, the registered owner of **Erf 547, Hoekwil, George Municipality and Division, Western Cape Province**, hereby instruct **Marlize de Bruyn of Marlize de Bruyn Planning** to submit the necessary land use application for the property in terms of the Land Use Planning By-law.

J Suter


Date 15/03/2019.

Witnesses:

1. 

2. C Milne



REPUBLIEK VAN SUID-AFRIKA
REPUBLIC OF SOUTH AFRICA

MAGTIGINGSBRIEF LETTERS OF AUTHORITY

Ingevolge Artikel 6(1) van die Wet op Beheer oor Trustgoed, 1988 (Wet 57 van 1988)
In terms of section 6(1) of the Trust Property Control Act, 1988 (Act 57 of 1988)

No: **IT1189/2009**

Hiermee word gesertifiseer dat
This is to certify that

PERSONA L TRUST (PTY) LTD

(registration number: 1951/002859/07) represented by

DAVID STEVEN EDGAR

(Identiteitsnommer / Identity Number: [REDACTED])

JASON ALEXANDER SUTER

(Identiteitsnommer / Identity Number: [REDACTED])

LISA KIM MICKLESFIELD

(Identiteitsnommer / Identity Number: [REDACTED])

ALEXANDER JAMES SIMPSON

(Identiteitsnommer / Identity Number: [REDACTED])

gemagtig word om op te tree as Trustees van die
are hereby authorized to act as Trustees of the

THE SUTER FAMILY TRUST

GEGEE onder my hand te KAAPSTAD op hede die
GIVEN under my hand at CAPE TOWN this

21

dag van
day of

July 2022

Handtekening
Signature

**ASSISTENT-MEESTER
ASSISTANT MASTER**

DEPARTEMENT VAN JUSTISIE EN KONSTITUSIONELE ONTWIKKELING A/M: TRUSTS 3
DEPARTMENT OF JUSTICE AND CONSTITUTIONAL DEVELOPMENT



jx

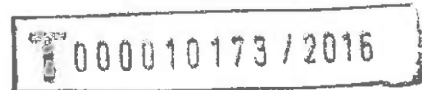
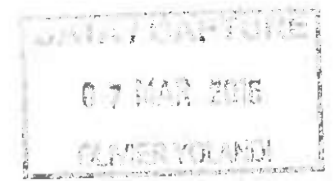
115

Shepstone & Wylie Attorneys
18th Floor
No. 2 Long Street
Cape Town
8001

Prepared by me

CONVEYANCER
GERRIT DIEDERICK BREYTENBACH

Fee endorsement		
	Amount	Office use
Purchase price/Value	R. [REDACTED]	R. [REDACTED]
Mortgage capital Amount	R. [REDACTED]	R. [REDACTED]
Reason for exemption	Exempt i.t.o. Cat. [REDACTED] Section [REDACTED] Act [REDACTED]	



DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

DRISKE OLIVIER

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at GEORGE on 7 JANUARY 2016 granted to him by

The Executrix in the Estate Late
PAUL JOHANNES HENDRIK FICK
Number 767/2014

LM B

And the appearer declared that his said principal had, on 23 July 2015, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**THE SUTER FAMILY TRUST
TRUST NUMBER IT 1189/2009**

its Successors in Office or assigns, in full and free property

REMAINDER ERF 547 HOEKWIL
IN THE MUNICIPALITY OF OUTENIQUA DIVISION GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 3,8812
(THREE COMMA EIGHT EIGHT ONE TWO) HECTARES

FIRST TRANSFERRED AND STILL HELD BY DEED OF TRANSFER NO
T5491/1993 WITH DIAGRAM NO 6233/91 RELATING THERETO

- A. **SUBJECT TO** such conditions as are referred to in Certificate of Uniform Title No. 14471/1961;
- B. **SUBJECT FURTHER** to the Servitude for the installation of Electricity, an endorsement of which is dated 23 January 1945, on Letter of Grant dated 27 January 1915, George Property Letters 18 No 23, and which reads as follows:-

“REGISTRATION OF SERVITUDE

By Notarial Deed No, 7/45 dated 30th October, 1944, the Municipality of George, has acquired the right to construct, use and maintain any poles or structure with the necessary aerials or overhead wires for the conduct of electricity across the land held hereunder as indicated in the servitude diagram No. 188/39 annexed to the said Notarial Deed subject to the conditions as will more fully appear on the reference to the said Notarial Deed annexed hereto.”

- C. **SUBJECT FURTHER** to the terms of the Notarial Deed of Servitude No 134 of 1956 dated 30 November 1955 endorsed on Deed of Transfer No. 5973 dated 23 April 1952, on 16 March 1956, which endorsement reads as follows:

Kragtens Not. Akte Nr. 134/56 gedateer 30/11/55 in die restant van Olifants Hoek Forest Reserve 1160 Morge, 506 V.R. 54 V.V., hieronder gehou onderhewig aan die volgende voorwaardes:-

- a) Sulke regte van opdam stoor en waterleiding soos in die gesegte Not. Akte uiteengesit
- b) 'n Reg van pyplyn aangedui deur die letters A gekromde blou lyn B op serwituut Kaart 8673/53.



am

13

- c) Die reg van gebruik hernuwing en instandhouding van gesegde installasies.
 - d) Die reg van toegang tot voornoemde installasies. Watter voorwaardes opgelê is ten gunste Sertifikaat van Eenvormige Titel Nr. 14471/1961 onderworpe aan die volgende reg wat ten gunste van die Staat voorbehou word.
- D. SUBJECT FURTHER**, to the following uniform conditions imposed by the Minister contained in the said Certificate of Uniform Title No. 1447/1976 subject to the following right in favour of the State that has been reserved:-
- 1) NIE ONDERHEWIG aan voorwaarde D1 of bladsy 3 vervat in Transportakte Nr T5491/1993 kragtens Artikel 53 van the Mynwese Titels Registrasie Wysigingswet 24 van 2003.
 - 2) Die reg om grond te neem en material te verkry en te verwyder vir die bou en herstel van openbare pale.
- E. SUBJECT FURTHER** to the following conditions contained in Deed of Transfer No. T 19632/62 imposed by the Administrator for the Province of the Cape of Good Hope by subdivision in terms of Section 196 of Ordinance No. 115/1952, as amended, of the farm WILDERNISHOOGTE, which can by him be amended or relaxed:-
- a) Dit mag net vir woon – en landboudoeleindes gebruik word.
 - b) Geen geboue uitgesonder een woning vir gebruik deur 'n enkele familie tesame met die buitegeboue wat gewoonlik nodig is om in verband daarmee gebruik te word, mag op hierdie grond opgerig word nie.



WHEREFORE the said Appearer, renouncing all right and title which the said

Estate Late PAUL JOHANNES HENDRIK FICK

heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**THE SUTER FAMILY TRUST
TRUST NUMBER IT 1189/2009**

its Successors in Office or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of [REDACTED].

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 2016-07-25



q.q.

In my presence



REGISTRAR OF DEEDS



CS
P